

The individual districts may be cited by full title, e.g. R-1 low density residential district, or by abbreviated reference, e.g. R-1 district.

SECTION 17-302. OFFICIAL ZONING MAP

(a) The boundaries of the zoning districts established by this chapter are shown on the official zoning map entitled the “Zoning Map of the Town of Surfside Beach South Carolina”. This map shall be identified by the signature of the mayor, attested by the town clerk, and maintained at town hall. The official zoning map and all amendments, certifications, citations, and other matters entered on to the official zoning map are hereby made a part of this chapter and have the same legal effect as if fully set out herein. No change of any nature shall be made to the official zoning map or matters shown thereon except in conformity with the procedures set forth by this chapter.

(b) Where uncertainty exists as to the boundaries of districts shown on the official zoning map, the following rules shall apply:

- (1) Boundaries indicated as approximately following the center lines of streets, highways, alleys, or public utility easements shall be construed to follow such lines.
- (2) Boundaries indicated as approximately following platted lot or tract lines shall be construed as following such lines, whether public or private.
- (3) Boundaries indicated as approximately following the town limit line shall be construed as following such town limit.
- (4) Boundaries indicated as following the center lines of natural barriers such as marshes and streams, shall be construed to follow such center lines.
- (5) If distances are not specifically indicated on the official zoning map, or if other circumstances are not addressed by parts 1 through 4 above, the boundaries shall be determined by the use of the scale of such map.
- (6) All questions involving district boundaries, as illustrated on the official map, shall be submitted to the code enforcement official for a determination. Any appeal of a determination by the code enforcement official is made to the board of zoning appeals as provided by this chapter.

SECTION 17-303. DISTRICTS SUBJECT TO DIMENSIONAL AND DENSITY STANDARDS

Parcels within the zoning districts created by this chapter are subject to dimensional and density standards including, but not limited to: lot size, lot width, setbacks and required yards, building height, coverage maximums, and limitations on the number of dwelling units per lot or acre. These dimensional and density standards are set out in the text of this chapter and are provided in summary form in Table 17-303 below:

Table 17-303								
District Dimensional Standards (1) (8)								
STANDARDS	DISTRICTS							
	R-1	R-2	R-3	C-1	C-2	C-3	C-4	MU
Minimum Lot Area (in square feet)								

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Single Family (detached)	9,000	6,000	3,600	3,600 / 10,000 (4)	N/A	3,600	3600	5,000
Single Family (semi-attached)	N/A	6,000	3,000	3,000 / 10,000 (4)	N/A	3,000	3600	4,000
Single Family (attached)	N/A	N/A	3,000	3,000 / 10,000 (4)	N/A	3,000	3600	3,000
Two-Family (Duplex) or Single Family (detached) with Accessory Unit	N/A	6,000	6,000	6,000 / 10,000 (4)	N/A	6,000	3600	6,000
Multi-Family	N/A	N/A	See §17-332	See §§17-332 & 17-396.32	N/A	See §§17-332 & 17-396.32	3600	See §17-332
Dwelling Group	N/A	N/A	7,200 per lot/ 3,600 per unit (2)	7,200 per lot/ 3,600 per unit (2)	N/A	7,200 per lot/ 3,600 per unit (2)	3600	N/A
Nonresidential Lots or Uses	9,000	6,000	6,000	5,000 / 10,000 (4)	0	5,000	3,000	6,000
Minimum Lot Width (in feet)	75	60	30	50 / 75 (4)	0	60	30	50
Minimum Yard Setback (in feet)								
Front Yard	25	25	20	25 / 75 (4)	0	20	0	25
Rear Yard	20	20	15	20	0	10	0	20
Side Yard	10	10	5/10(3)	0/20(4)	0	5/10(3)	0	5 / 10 (7)
Maximum Building Height (in feet)	35	35	55	55	35	55	55' See District Regulations	35
Maximum Impervious Coverage (in percent)	40	45	50	N/A	N/A	N/A	0	50
Maximum Building Coverage (in percent)	30	30	40	N/A	N/A	N/A	0	40
Maximum Floor Area Ratio	N/A	0.4 (6)	N/A	N/A	N/A	N/A	N/A	N/A

Table Notes:

- (1) The dimensional standards illustrated in Table 17-303 are the minimum standards for the above districts. Where the text of this chapter provides more restrictive dimensional standards than those summarized above, the more restrictive standard shall apply.
- (2) Dwelling groups in the R-3, C-1, and C-3 district are subject to the conditional use standards of §17-396.20.
- (3) The side yard setback is five (5) feet for single family detached buildings up to fifty-five feet (55) high and ten (10) feet for all other uses.
- (4) The greater area and yard requirements apply to those lots fronting on the U.S. 17 Highway Corridor (including frontage roads). Access to the rear of buildings for fire and garbage trucks by a drive aisle or an unobstructed side yard setback of at least twenty (20) feet shall be provided in the C-1 highway commercial district except where the property is strictly developed for single-family and two-family buildings. The code enforcement official may reduce the side yard requirement to ten (10) feet when a combined unobstructed side yard of (20) feet is provided by two abutting property owners.
- (5) Corner and double frontage lots are subject to the special setback standards of §17-402 and §17-403. Semi-attached single-family dwelling units are exempt from one (1) side yard setback. Attached single family dwelling units are exempt from side yard setbacks subject to the provisions of § 17-396.36.
- (6) Maximum floor area ratio requirements apply only to two-family residential dwelling units (duplex) in the R-2 district.
- (7) The side yard setback is five (5) feet for single family detached buildings and ten (10) feet for all other uses.
- (8) The PD and MH districts are subject to the dimensional standards required by Divisions 9 and 10 of this article, respectively.

SECTIONS 17-304 and 17-305. [RESERVED]

NEW DIVISION – MUNICODE TO ADJUST NUMBERS

DIVISION (NEW) C-4 ENTERTAINMENT DISTRICT

SECTION 17- INTENT

The intent of the provisions of this division is to provide a unique set of commercial uses for a small portion of commercial area around the town owned pier. This district should promote and encourage entertainment opportunities for all ages in a family friendly setting.

SECTION 17- USES

Uses are allowed by right, are allowed as conditional uses, may be permitted as special exceptions, or are prohibited in the Entertainment district in accordance with the Use Regulations of Division 11 of the article. Uses not specifically listed as permitted uses, conditional uses or special exceptions shall not be permitted.

SECTION 17- MINIMUM LOT SIZE

The minimum size of lots in the Entertainment district is three thousand (3,000) square feet, *except* that residential lots in C4 shall have three thousand six hundred (3,600) square feet.

SECTION 17- MINIMUM LOT WIDTH AT BUILDING LINE

The minimum width of lots at the building line in the Entertainment district is thirty (30) feet.

SECTION 17- YARD SETBACKS

The yard setback requirements in the entertainment district are as follows:

- (1) Front yard setback: Zero (0)
- (2) Rear yard setback: Zero (0) feet
- (3) Side yard setback: Zero (0) feet

SECTION 17- MAXIMUM BUILDING HEIGHT

The maximum building height in the entertainment district is fifty-five (55) feet. Building height shall mean the highest vertical distance measured from the lowest finished grade at ground level, within one (1) foot of the structure footprint to the highest point of the roof or building appendages whichever is greater.

SECTION 17- STORMWATER MANAGEMENT

A stormwater management plan shall be designed and submitted meeting the requirements set forth in Chapter 14 Article III of the town's code of ordinances.

DIVISION 11: USE REGULATIONS

SECTION 17-394 USE TYPES

Within each zoning district, a use is either a Use Permitted by Right, a Conditional Use, a Special Exception, or a Use Not Allowed:

- (1) **P USES PERMITTED BY RIGHT.** A "P" in the zoning district column of Table 17-395 indicates that a use is permitted in the respective zoning district, subject to compliance with the applicable regulations of this chapter.
- (2) **C CONDITIONAL USES.** A "C" in the zoning district column of Table 17-395 indicates that a use is allowed in the respective zoning district only if it complies with use-specific conditions and all other applicable regulations of this chapter. A cross-reference to the use-specific conditions can be found in the "Special Standards" column of Table 17-395.
- (3) **S SPECIAL EXCEPTION USES.** An "S" in the zoning district column of Table 17-395 indicates that a use is allowed in the respective zoning district only if reviewed and approved in accordance with the special exception approval procedures of this chapter. In addition, these uses must comply with the general and use-specific conditions of this chapter and other conditions which may be imposed by the board of zoning appeals in the granting of a special exception permit. A cross-reference to the use-specific conditions can be found in the "Special Standards" column of Table 17-395.
- (4) **USES NOT ALLOWED.** A blank cell in the zoning district column of Table 17-395 indicates that a use is not allowed in the respective zoning district, unless said use is otherwise expressly allowed by other provisions within this chapter.

SECTION 17-395. USE TABLE

Uses are allowed by right, may be allowed as a conditional use or special exception, or are prohibited within the zoning districts of this chapter in accordance with Table 17-395 "Use Chart".

**Table 17-395
 USE CHART**

USE CLASSIFICATIONS	Districts									SPECIAL STANDARDS	PARKING CODE
	R-1	R-2	R-3	C-1	C-2	C-3	C-4	MU	MP		
Residential Uses											
Single Family, detached	P	P	P	C		C	C	P		§17-396.32	E
Single Family, semi-attached		C	C	C		C	C	C		§17-396.32 §17-396.37	E
Single Family, attached			C	C		C	C	C		§17-396.32 §17-396.36	E
Two-Family (duplex), accessory dwellings, efficiency units		P	P	C		C	C	P		§17-396.32	D, E
Multi-family			P	C		C	C	C		§17-396.32 §17-367(2)	E
Upper story dwelling					C					§17-396.5	E
Dwelling Group			C			S	S			§17-396.20 §17-201(c)	D, E
Manufactured Home									C	§17-391	P
Manufactured Home Park									P		P
Mobile Homes										PROHIBITED	N/A
Residential Related Uses											
Agriculture and Horticulture (noncommercial), excluding the keeping of poultry and livestock	P	P	P	P		P		P			N/A
Home Occupations	P	P	P	P		P		P	P		
Accommodation Uses											
Hotels, motels, tourist courts			C	P		P				§17-396.23	H
Resort accommodations, 25 or more units			C	C		C				§17-396.33	H
Transient short term rental units			P	P		P					D, E

and boarding houses											
Civic, Governmental, and Institutional Uses											
Assembly halls, gymnasiums, and similar uses				P							B
Churches and other religious uses	S	C	C	P	P				P		§17-396.12 B
Hospitals	S	S	S	P							§17-396.22 G
Libraries	S	C	C	P	P				P		§17-396.24 B

Table 17-395 (Continued)
USE CHART

USE CLASSIFICATIONS	Districts									SPECIAL STANDARDS	PARKING CODE	
	R1	R2	R3	C1	C2	C3	C4	MU	MP			
Lodges, fraternal organizations				P	P							C
Museums and similar cultural activities	S	C	C	P	P				P		§17-396.24	B
Parks, neighborhood and community (public)	S	P	P	P	P		P		P			B T (C4)
Public Buildings and uses	S	S	C	P	P				P		§17-396.26	B
Public Safety including Police and Fire Station				P	P				P			B
Public buildings and uses including courts of law, correctional institutions or jails, parole or probation offices, rehabilitation centers				S							§17-396.1	R
Public, private, trade, and vocational schools	S	C		P	C						§17-396.30	O
Entertainment, Recreation, and Dining Uses												
Amusement Parks											PD ONLY	L

Amusement Arcades					P	P					L S (C3) T (C4)
Art Shop				P	P	P	P				S T (C4)
Bakery (Retail)				P	P	P	P				L S (C3) T (C4)
Bait & Tackle Shop				P		P	P				L S T (C4)
Beachwear Shop				P	P	P	P				L S (C3) T (C4)
Bicycle Rentals				P	P	P	P				L S (C3) T (C4)
Billiard parlors					P	P					R S (C3)
Bowling alleys, skating rinks, water slides, and similar forms of indoor recreation				C						§17-396.1	L
Café and Coffee Shop				P	P	P	P	P			L S (C3) T (C4)

Table 17-395 (Continued)
USE CHART

USE CLASSIFICATION	DISTRICTS									SPECIAL STANDARDS	PARKING CODE
	R1	R2	R3	C1	C2	C3	C4	MU	MP		
Entertainment, Recreation, and Dining Uses (continued)											
Golf driving range, par-3, tennis courts and similar outdoor recreation				P							L
Health clubs, gyms, fitness centers, dance studios				P	P						L
Ice Cream Shop				P	P	P	P	P			L S (C3) T (C4)

Restaurants with drive-in or drive-up facilities				P							M	
Restaurants and other dining establishments without lounges (Indoor only)				P	P	P		P		C	§17-367	M S (C3) T (C4)
Restaurants and other dining establishments with open or outdoor dining				C	C	C		P		S	§17-396.34 §17-367 §17-396.1	M S (C3) T (C4)
Restaurants, taverns, bars, nightclubs or other places where alcohol is consumed* (Indoor except as noted*)				C	P	P		P			§17-396.1 §17-396.35 <u>§17-396.34*</u>	M S (C3) T (C4)
Theaters				C	C	C					§17-396.39	B
Theaters, drive-in				C							§17-396.1 §17-396.39	R
Note*: Restaurants and other dining establishments, defined as "bona fide engaged primarily and substantially in the preparation and serving of meals" by Title 61, Chapter 6 of the Code of Laws of South Carolina, may include outdoor dining in the C-1, C-2, C-3 and C-4 districts subject to the conditional use standards of §17-396.34.												
Commercial, Office, and Professional Uses												
Animal hospitals, veterinarian clinics, pet boarding facilities, retail pet shops				C							§17-396.1 §17-396.2	J or L (pet shops and boarding)
Auto/truck sales, service, repair and/or washing				C							§17-396.1	A
Auto Service Station				C							§17-396.1 §17-396.3	F
Banks, loan agencies, and other financial institutions				P	P							K
Barber or Beauty Shops				P	P	C				C	§17-396.4 §17-367	K S (C3)
Boat sales and service				C							§17-396.1	N

Body Piercing				C							§17-396.1 §17-396.11	
Table 17-395 (Continued)												
USE CHART												
USE CLASSIFICATIONS	DISTRICTS									SPECIAL STANDARDS	PARKING CODE	
	R1	R2	R3	C1	C2	C3	C4	MU	MP			
Commercial, Office and Professional Uses (Continued)												
Building supplies and equipment sales				P								Q
Charitable Institution (office)				p	p							L
Cold storage, freezer locker				P								R
Communication towers				C							§17-396.1 §17-396.13	R
Day care centers				C		C		C			§17-396.1 §17-396.19 §17-367	See §17-238.19
Dressmaker, seamstress, tailor				P	P			C			§17-367	K
Electrical appliances and equipment, sales and repair				P	P	P						N S (C3)
Fabricating shops, e.g. cabinet or upholstery				C							§17-396.1	I
Fuel or chemical storage, excluding incidental or accessory storage				S							§17-396.21	R
Funeral Homes and mortuaries				P								B
Laundry and dry cleaning pick up stations				P	P							L
Laundromats				P	P							L
Lawn and garden equipment sales and service				C							§17-396.1	N
Liquor sales				P	P	P						I S (C3)

Lumber yards and sales				C						§17-396.1 §17-396.25	Q
Medical and dental offices (clinics)				P	P	P			C	§17-367	J
Nail Salon				P	P				P		L
Offices; business, professional, and governmental				P	P	P			C	§17-367	K
Parking lots			P	P	P			P			
Pharmacy				P	P				P		L
Pier								P			T (C4)
Plumbing shops				P							Q
Produce markets and stands				P					S		L
Radio/Television station				C	C					§17-396.1 §17-396.31	K

Table 17-395 (Continued)
 USE CHART

USE CLASSIFICATIONS	DISTRICTS									SPECIAL STANDARDS	PARKING CODE
	R1	R2	R3	C1	C2	C3	C4	MU	MP		
Commercial, Office, and Professional Uses (continued)											
Real Estate Office				P	P	P	P				L S (C3) T (C4)
Repair shops, excluding auto				P	P						A
Retail Businesses (low traffic) including specialty establishments selling primarily one (1) product line, including stores selling appliances, radios, televisions, floor coverings, furniture, home furnishings, antiques, automobiles and accessories, motorcycles, auction houses,				P	P	P					N S (C3)

<p>business machines, computers, pawn shops, office equipment, restaurant equipment, secondhand items, bicycles, guns, light fixtures, tackle shops, and other similar uses.</p>											
<p>Retail Businesses (high traffic) and establishments selling commodities in small quantities to the consumer, usually low bulk comparison items, including department stores, supermarkets, discount stores and stores selling general merchandise, variety merchandise, foods including bakeries where products are consumed onsite, shoes, millery, clothing, jewelry, books, flowers, gifts, music, cameras, stationary, watches, art supplies, hobby supplies, stamps and coins, furs, leather goods, records, savings</p>				P	P	P		C		§17-367	L S (C3)

stores, and similar uses.												
Retail pet shops, pet grooming, pet training – No boarding				P	P				P		§17-396.1 §17-396.2	L

Table 17-395 (Continued)
USE CHART

USE CLASSIFICATIONS	Districts									SPECIAL STANDARDS	PARKING CODE	
	R-1	R-2	R-3	C-1	C-2	C-3	C-4	MU	MP			
Commercial, Office, and Professional Uses (continued)												
Sexually oriented businesses				C							Article IV, Division 3	§17-435(a)
Sheet metal/machine shop				C							§17-396.1	I
Shopping center				C	P	P					§17-396.1	L
Surf Shop				P	P	P	P					L S (C3) T (C4)
Tanning Salon				P	P				P			L
Taxi stands					P							R
Truck or bus terminal				C							§17-396.1 §17-396.40	R
Water tower/public utilities	C	C	C	C	C	C			C	C	§17-396.41	N/A
Warehouse/storage facility				C							§17-396.42	R

Table Notes: The “Special Standards” column of this table is a cross-reference to use specific standards that apply to conditional and special exception uses. The “Parking Code” column establishes the parking requirement (key) for specific uses and is to be used with Table 17-420 in Article IV of this chapter.

Sec. 17-396.34 Restaurants and other dining establishments with open or outdoor dining.

Restaurants and other dining establishments with open or outdoor dining are permitted subject to the following standards:

- a. Outdoor facilities shall be located on the same parcel as the restaurant or dining establishment.
- b. Outdoor facilities shall be used for seated patrons only.
- c. Any restaurant use with open or outdoor dining shall be further subject to the requirements imposed by this code and state law regulating the licensing, sale, or public consumption of alcohol including, but not limited to, the requirements and restrictions imposed by section 8-95 of this code.

- d. Except where specifically authorized by this code, outdoor dining areas shall not be located in any public right-of-way.
- e. The Entertainment district (C-4) shall allow for outdoor entertainment with hours no later than 12:00 midnight.
- f. Between the hours of 10:00PM and 7:00AM noise within the Entertainment District shall not exceed 100db when measured from the source.

NON-CONFORMING SECTION OF THE ZONING ORDINANCE

SECTION 17-502. NONCONFORMING USES

(3) Commercial uses located within the Entertainment District (C-4) that are deemed to be nonconforming with the creation of the district and as of the date of the ordinance that is damaged by fire or any other cause shall be permitted to restore or reestablish the use or to establish any other use permitted in the Entertainment District, using the same footprint, height and square footage as existed prior to the fire or other cause. Structures must comply with the current Flood Damage Prevention Ordinance and all other federal, state and local laws that are applicable.

(2) A nonconforming residential use that is damaged by fire or any other cause may be restored. In such cases, the use may be re-established to the extent that existed before the time of damage, provided that the repairs or rebuilding do not increase the degree of nonconformity, do not increase the footprint and/or height of the damaged or destroyed building, and that the restoration or reconstruction begin within six (6) months and is completed within twelve (12) months of such damage. This section does not include residential uses in the Entertainment District. Non-conforming residential uses within the Entertainment District (C-4) shall not be permitted to be restored after fire or any other cause of damage exceeding 48% of the value of the structure.

(3) All construction authorized by this section shall conform to the requirements of the building code and Flood Prevention Ordinance (Chapter 14 of this code).

(e) Accessory Uses. No use that is accessory to a principal nonconforming use shall continue after such principal use shall have ceased, unless it complies with the regulations of this chapter. Accessory uses shall conform to the requirements of all local, state and federal requirements.

SECTIONS 17-507 through 17-599 (RESERVED)

CHART 17-623(B) SUMMARY OF COMMERCIAL DISTRICTS SIGN STANDARDS					
SIGNS PERMITTED IN COMMERCIAL DISTRICTS (C1, C2, C3 & C4)					
Sign Type	Requirements and Special Standards				
Freestanding	Illuminated: YES	Size Limit: 1 sq. ft. of sign area per every one linear foot of lot frontage (200 sq. ft. maximum)	Height Limit: 35 ft.	Display Limit: One (1)	Front Setback: 5 ft. from property line
Special Standards: N/A					

Wall	Illuminated: YES	Size Limit: 1.25 sq. ft. per linear foot of building frontage (150 sq. ft. maximum) Rear of structure allowed one (1) sign .50 sq. ft. per linear foot of rear (30 sq. ft. maximum) Corner lots shall be permitted one additional sign facing secondary street at .75 sq. ft. per linear foot of side (75 sq. ft. maximum)	Height Limit: No height above roof line	Display Limit: Two (2) front One (1) rear facing sign One (1) side (for corner lots only)	Front Setback: Not Applicable
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Special Standards: Any combination of wall signs, awning or canopy signs within a total area allowed is permitted. Except the maximum sign area permitted on each awning or canopy is three (3) square feet. Signs shall not project beyond property lines except for projecting signs (only allowed in C2 district). Projecting signs in the C-2 central business district shall have a minimum height above grade or sidewalk level of no less than ten (10) feet and shall not extend over a public right-of-way a distance greater than three (3) feet. Any projection over or upon a public right-of-way shall require the written authorization and consent of the right-of-way's maintaining authority (town, county, or state) prior to the issuance of a permit. Walls signs attached flat against a wall may extend not more than six (6) inches from the wall. In no case shall a sign be installed over the roofline.

Window Sign	Illumination: No*	Size Limit: 25% of each window	Height Limit: N/A	Display Limit: Per Window	Front Setback: Not Applicable
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Special Standards:* "OPEN" sign shall be allowed with a maximum size of 24"x36" and shall not be counted in the sq. ft. limits.

Electronic Message Boards (wall or freestanding)	Illumination: YES	Size Limit: Subject to sq. ft. applicable to wall or freestanding sign.	Height Limit: Subject to the same freestanding requirements – Wall signs cannot extend over roofline	Display Limit: One (1)	Front Setback: Subject to freestanding requirements
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Special Standards: 1) Electronic message boards are permitted as a wall or freestanding sign (or portion thereof) and are subject to the height and square footage requirements applicable to wall or freestanding signs. Electronic message boards shall not be used, in whole or in part, as a component of or in conjunction with a roof sign or billboard.
2) All electronic copy shall have a minimum display time interval of ten (10) seconds or greater.
3) Time, temperature, and/or date displays shall have a minimum display time interval of three (3) seconds or greater.
4) Letters, numbers, or other graphics shall remain illuminated at a constant intensity through the duration of the required display time interval. Simulations of motion characteristic of chasing, running, blinking, oscillating, twinkling, or expanding or contracting light patterns are prohibited.

Wall (3 businesses in common structure)	Illumination: YES	Size Limit: 10 sq. Ft.	Height Limit: Not Applicable	Display Limit: (one per entrance)	Front Setback: Not Applicable
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Special Standards: Any combination of wall signs, awning or canopy signs within a total area allowed is permitted. Except the maximum sign area permitted on each awning or canopy is three (3) square feet. Signs shall not project beyond property lines except for projecting signs (only allowed in C2 district). Projecting signs in the C-2 central business district shall have a minimum height above grade or sidewalk level of no less than ten (10) feet and shall not extend over a public right-of-way a distance greater than three (3) feet. Any projection over or upon a public right-of-way shall require the written authorization and consent of the right-of-way's maintaining authority (town, county, or state) prior to the issuance of a permit. Walls signs attached flat against a wall may extend not more than six (6) inches from the wall. In no case shall a sign be installed over the roofline.

Directional Signs (Freestanding or wall)	Illumination: NO	Size Limit: 4 sq. ft.	Height Limit: 4 ft.	Display Limit: Four (4)	Front Setback: 5 ft. from property line (freestanding)
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Special Standards: N/A

Signs for Residential Uses in Commercial	Same Standards for residential districts. See Chart 17-623(A)
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Chart 17-623(D)
SUMMARY OF TEMPORARY SIGNS ALLOWED

Commercially Zoned Properties Temporary signs are subject to the following standards:	Special Standards
Temporary Signs are allowed twice a year for a period of 6 months each	Two temporary signs: no more than six (6) square feet each and no height to exceed 2 ft. (if placards) and no more than twenty four (24) square feet (each) if a banner is used. a) Must only be located on property that is owned by the person or business whose sign it is and must not be placed on any utility pole, street light, similar object, right of way, easement or on public property; b) Must not be illuminated c) Must be maintained and free of tears, fading and deterioration. d) Permit applications for banners/placards can be found on the town website @ www.surfsidebeach.org or at the Planning, Building & Zoning Department.
Owner consent to property being offered for sale or lease	One temporary sign no larger than sixteen (16) square feet on the property when: a) The owner consents and that property is being offered for sale through a licensed real estate agent; b) If not offered for sale or lease through a real estate agent, when the sign is owned by the property owner; and c) Sign shall not exceed six (6) feet in height. d) Signs must not be located within any public property, right-of-way or easement; and e) For a period of 15 days following the date on which a contract of sale has been executed by a person purchasing the property.

SECTION 17-412. OPEN DISPLAY

(a) In all districts, no merchandise for sale, rental, or display shall be located outside of an enclosed building except in conformance with this section.

(b) Permanent and Routine Displays.

(1) *C-1 and C-2 districts.* The following open displays are permitted in the C-1 and C-2 districts, without restriction on the duration or frequency of display: Newspaper containers, vending machines, automobiles, motorcycles, golf carts, and similar motorized vehicles, bicycles, motor homes, travel trailers, boats, propane bottle exchange cages, nursery and agricultural products, and electrically refrigerated block and bagged ice machines.

(2) *C-3 and C-4 districts.* The following open displays are permitted in the C-3 and C-4 districts, without restriction on the duration or frequency of display: Newspaper containers, motorcycles, golf carts, and similar motorized vehicles, bicycles, and small snack food carts.

(3) The merchandise or rentals permitted in parts (1) and (2) above may be displayed only by the owner of the principal business within the property's boundary in compliance with section 17-400. No permanent or routine display shall extend over any sidewalk, be placed in a manner as to block or impede vehicular or pedestrian ingress or egress to a site, or obstruct any parking space required by this chapter.

(4) Except in the C-2 district, all open displays permitted in parts (1) and (2) above shall observe a setback of ten feet from a street's right-of-way and five feet from any rear or side property line. Open displays permitted along ocean front lots shall observe a rear yard (ocean front) setback of twenty feet and shall not be placed closer than twenty feet landward on the shore protection line as established in Article VIII of this chapter.

(5) The use of a tent in conjunction with a permanent or temporary display is subject to the limitation imposed by subsection (d).

(c) Temporary Displays.

(1) Temporary outdoor displays are permitted for the following purposes:

- a. Religious meetings on church property or in nonresidential districts (C-1, C-2, C-3);
- b. Fund-raising events for local nonprofit organizations, only in nonresidential districts (C-1, C-2, C-3 and C4); and
- c. Special sales promotion events for local businesses licensed in the town.

(2) Outdoor displays, as provided in subsection (c)(1), shall require the issuance of a temporary certificate of zoning compliance as provided in section 17-208 of this chapter. Each temporary certificate of zoning compliance shall permit an outdoor display for no more than ten consecutive days. No more than six certificates authorizing such displays shall be issued per lot within a calendar year (sixty day maximum).

(3) Notwithstanding the limitations imposed by subsection (c)(2), on lots containing three or more businesses, where each business has a separate principal entrance, two additional certificates of zoning compliance may be issued per business within a calendar year. Each certificate shall authorize no more than ten consecutive days of outdoor display.

(4) Temporary outdoor displays as authorized by this subsection shall be under a tent and/or within ten (10) feet of the store front. The outdoor displays described above may be displayed only by the owner of the principal business within the property's boundary in compliance with section 17-400. No outdoor display shall impede vehicular or pedestrian ingress/egress into a site or building, nor shall any outdoor display obstruct a parking space(s) as required by this chapter.

(d) Tents. Tents used in conjunction with permanent, routine, or temporary displays are authorized by this section subject to the following limitations:

- (1) Except in the C-2 and C-4 district, a tent shall not be placed closer than twenty feet from any right-of-way or ten feet from any side or rear property line. Tents larger than two hundred square feet shall observe the setback requirements applicable to the district in which the tent is located.
- (2) The placement of a tent requires the issuance of a temporary certificate of zoning compliance in accordance with section 17-208. Each temporary certificate of zoning compliance shall permit the placement of a tent for no more than ten consecutive days. No more than six certificates authorizing the placement of a tent shall be issued per lot within a calendar year (sixty day maximum). In the case of a temporary outdoor display, the certificate authorizing the placement of a tent is to be issued concurrently with the certificate required by section 17-412(c)(2).
- (3) Notwithstanding the limitations imposed by subsection (d)(2), on lots containing three or more businesses, where each business has a separate principal entrance, two additional certificates of zoning compliance may be issued per business within a calendar year. Each certificate shall authorize the placement of a tent for no more than ten consecutive days. In the case of a temporary outdoor display, the certificate authorizing the placement of a tent is to be issued concurrently with the certificate required by section 17-412(c)(3).

DIVISION 2. OFF-STREET PARKING

SECTION 17-420. SPACES REQUIRED FOR CERTAIN USES

Off-street vehicular parking space shall be provided on every lot on which any of the following uses are hereafter established or at such time any building or structure is erected, enlarged, or increased in capacity except in the C-2 central business district. The number of vehicular parking spaces provided shall be at least as great as the number specified below in Table 17-420.

Table 17-420	
PARKING CHART	
PARKING CODE (1)	PARKING SPACES REQUIRED
A	One (1) space for each regular employee, plus one (1) space for each 250 square feet of floor space used for repair work.
B	One (1) space for each four (4) seats.
C	One (1) space for each three hundred (300) square feet of floor space over 1,000 square feet.
D	One and one-half (1 ½) spaces for each efficiency unit.
E	One (1) space per bedroom.
F	Two (2) spaces for each bay or similar facility, plus one (1) space for each employee.
G	One (1) space for each two (2) staff or visiting doctors, plus one (1) space for each two (2) employees and one (1) space for each four (4) beds, computed on the largest number of employees on duty at any time.

H	One (1) space for each accommodation, plus one (1) space for each four (4) employees computed on the largest number of employees at any time. In addition, hotels, motels and tourist courts which have restaurants and/or lounges must add one (1) space for each one hundred (100) square feet of floor space devoted to the restaurant and/or lounge.
I	One (1) space for each three (3) employees computed on the largest number of employees at any period of time.
J	Five (5) spaces for each doctor or dentist.
K	One (1) space for each four hundred (400) square feet of floor space.
L	One (1) space for each two hundred (200) square feet of floor area devoted to patron use.
M	One (1) space for each two (2) employees, plus one and one-half (1 ½) spaces for each one hundred (100) square feet of floor area devoted to patron use.
N	One (1) space for each five hundred (500) square feet of floor area.
O	One (1) space for each faculty member, plus one (1) space for each four (4) pupils except in elementary or junior high.
P	Two (2) spaces for each manufactured home space.
Q	One and one-half (1½) spaces per employee during maximum seasonal employment, with a minimum of four (4) required.

Table 17-420 (CONTINUED)

PARKING CHART

PARKING CODE (1)	PARKING SPACES REQUIRED
R	One (1) space for each employee, plus one (1) space for each 250 square feet of floor space.
S	Number of spaces shall be at least 80% of the potential spaces for each parcel/business. Any lot(s) containing parking areas for existing businesses relinquish the right to develop the area devoted to parking until such time as parking is provided elsewhere by the business/property owner meeting the requirements of this chapter.
T	There shall be no parking requirements for any parcel that is currently occupied by a structure.

Figure Notes:

- (1). The parking code assigned to the various uses is provided in Table 17-395.
- (2). In cases of mixed or joint uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- (3). Where a fractional space results, any fraction less than one-half may be dropped and any fraction of one-half or more shall be counted as one parking space.
- (4). If parking requirements for a specific or similar use are not provided in this or subsequent sections, then the parking requirement shall be one (1) space for each employee, plus one (1) space for each 250 square feet of floor area (Parking Code R).

Sec. 17-396.32 Residential uses within commercial districts

In the C-1, C-3 and C-4 districts dwellings units are allowed subject to the following standards:

- a. Residential uses of any kind shall be prohibited on the west side of Highway 17 (including frontage road) and on all parcels having frontage on or are adjacent to the east side of Highway 17.
- b. Where residential uses are permitted, the lot size, lot width, frontage, setbacks and density standards applicable to residential uses within the R-3 district shall apply.
- c. Property, which is subdivided or developed to the lot size, lot width, frontage, or density standards applicable to the R-3 district, may not thereafter be used for nonresidential purposes unless the lot size and dimensional standards of the underlying commercial district are met.

BE IT ORDERED AND ORDAINED by the Mayor and Town Council of the Town of Surfside Beach, South Carolina, in assembly and by the authority thereof, this 23rd day of October 2018.

Robert F. Childs, III, Mayor

David L. Pellegrino, Mayor Pro Tempore

Bruce Dietrich, Town Council

Mark L. Johnson, Town Council

Ron Ott, Town Council

Debbie Scoles, Town Council

Randle M. Stevens, Town Council

Attest:

Debra E. Herrmann, CMC, Town Clerk