

STATE OF SOUTH CAROLINA) AN ORDINANCE OF THE TOWN OF SURFSIDE
) BEACH TO AMEND CHAPTER 17 [ZONING
 COUNTY OF HORRY) ORDINANCE] TO REMOVE ANY AND ALL
) NEW RESIDENTIAL USES FROM THE
 TOWN OF SURFSIDE BEACH) ENTERTAINMENT DISTRICT (C-4).

WHEREAS, the Mayor and Town Council of the Town of Surfside Beach, in council duly assembled on this 22nd day of January 2019; and

WHEREAS, the Mayor and Town Council desires to amend Chapter 17 [Zoning Ordinance] to remove any and all new residential uses from the Entertainment District (C-4); and

WHEREAS, the Planning Commission has held a public hearing on the proposed amendment and has subsequently unanimously recommended adoption of the amendment to the ordinance by resolution (attached); and

NOW, THEREFORE, by the power and authority granted to the Surfside Beach Town Council by the State of South Carolina Chapter 17 of the Town’s Code of Ordinance specifically the Entertainment District (C-4) shall be amended to remove any and all new residential uses within the Entertainment District (C-4) as follows:

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)								
Single Family (detached)	9,000	6,000	3,600	3,600 / 10,000 (4)	N/A	3,600		5,000
Single Family (semi-attached)	N/A	6,000	3,000	3,000 / 10,000 (4)	N/A	3,000		4,000
Single Family (attached)	N/A	N/A	3,000	3,000 / 10,000 (4)	N/A	3,000		3,000
Two-Family (Duplex) or	N/A	6,000	6,000	6,000 / 10,000 (4)	N/A	6,000		6,000

Single Family (detached) with Accessory Unit									
Multi-Family	N/A	N/A	See §17-332 &	See §§17-332 & 17-396.32	N/A	See §§17-332 & 17-396.32		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)		N/A	

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	M P		
Residential Uses											
Single Family, detached	P	P	P	C		C		P		§17-396.32	E
Single Family, semi-attached		C	C	C		C		C		§17-396.32 §17-396.37	E
Single Family, attached			C	C		C		C		§17-396.32 §17-396.36	E
Two-Family (duplex), accessory dwellings, efficiency units		P	P	C		C		P		§17-396.32	D, E
Multi-family			P	C		C		C		§17-396.32 §17-367(2)	E
Upper story dwelling					C					§17-396.5	E
Dwelling Group			C			S				§17-396.20 §17-201(c)	D, E

SECTION 17- MINIMUM LOT SIZE

The minimum size of lots in the Entertainment district is three thousand (3,000) square feet.

Sec. 17-396.32 Residential uses within commercial districts

In the C-1 and C-3 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 12th day of February 2019.

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