

**TOWN OF SURFSIDE BEACH
DISTRICT REGULATIONS 08/08/06**

R-1 Low Density Residential

***Corner Lot**

Single Family: Sec. 17-86 thru 17-93

Front:	25 ft.
Rear	20 ft.
Side	10 ft.
Minimum Lot	9000 sq. 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:	10

Front:	25 ft.
Rear:	20 ft.
Side:	10 ft.
Street side:	15 ft.

**See Sec. 17-263 for Corner Lots and 17-264 for Double Frontage Lots.*

R-2 Medium Density Residential

***Corner Lot**

Single Family & Duplex: Sec. 17-111 thru 17-118

Front	25 ft.
Rear	20 ft.
Side	10 ft.
Minimum Lot:	6000 sq. 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%
Trees:	7

Front:	25 ft.
Rear:	20 ft.
Side:	10 ft.
Street side:	15 ft.

**See Sec. 17-263 for Corner Lots and 17-264 for Double Frontage Lots.*

R-3 High Density/Weekly Rental

***Corner Lot**

Sec. 17-131 thru 17-138

	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:	40% of the minimum landscape area			
Max. Impervious Coverage:	50%			
Trees:	5			

**See Sec. 17-263 for Corner Lots and 17-264 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

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C – 1 Commercial Hwy. 17 &

Fronting on streets other than Hwy. 17

Frontage Rd. Sec. 7-156 thru 17-162

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

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.

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.

**See Sec. 17-263 for Corner Lots and 17-264 for Double Frontage Lots.*

C – 2 Central Business Sec. 17-176 thru 17-181

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

**See Sec. 17-263 for Corner lots and 17-264 for Double frontage lots.*

C – 3 Amusement Commercial Sec. 17-196 thru 17-202

(2.5 story up to 55' high)

All Others

***Corner Lot**

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

20 ft.
10 ft.
10 ft.

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

**See Sec. 17-263 for Corner Lots and 17-264 for Double Frontage Lots.*

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