

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)											
STANDARDS	DISTRICTS										
	R-1	R-2	R-3	C-1	C-2	C-3	C-4	MU	PL	PD(9)	MH(9)
Minimum Lot Area (in square feet)											
Single Family (detached)	9,000	6,000	3,600	3,600 / 10,000 (4)	N/A	3,600	3,600	5,000	N/A		
Single Family (semi-attached)	N/A	6,000	3,000	3,000 / 10,000 (4)	N/A	3,000	N/A	4,000	N/A		
Single Family (attached)	N/A	N/A	3,000	3,000 / 10,000 (4)	N/A	3,000	N/A	3,000	N/A		
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	N/A	6,000	N/A		
Multi-Family	N/A	N/A	See §17-332	See §§17-332 & 17-396.32	N/A	See §§17-332 & 17-396.32	N/A	See §17-332	N/A		
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	N/A	N/A		
Non-residential Lots or Uses	9,000	6,000	6,000	5,000 / 10,000 (4)	0	5,000	3000	6,000	3000		

Minimum Lot Width (in feet)	75	60	30	50 / 75 ⁽⁴⁾	0	60	30	50	30		
Minimum Yard Setback (in feet)											
Front Yard	25	25	20	25 / 75 ⁽⁴⁾	0	20	0	25	0(8)		
Rear Yard	20	20	15	20	0	10	0	20	0(8)		
Side Yard	10	10	5/10 ⁽³⁾	0/20 ⁽⁴⁾	0	5/10 ⁽³⁾	0	5 / 10 ⁽⁷⁾	0(8)		
Maximum Building Height (in feet)	35	35	55	55	35	55	55'	35	35		
Maximum Impervious Coverage (in percent)	40	45	50	N/A	N/A	N/A	N/A	50	N/A		
Maximum Building Coverage (in percent)	30	30	40	N/A	N/A	N/A	N/A	40	N/A		
Maximum Floor Area Ratio	N/A	0.4 ⁽⁶⁾	N/A	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) **Except where abutting a residentially zoned district. In that case no structure shall be placed closer than seventy-five (75) feet from any residentially zoned property line (see §17-396.26). Public buildings and uses including courts of law, parole or probation offices, correctional institutions or jails, rehabilitation centers, warehouses and storage facilities shall be located no closer than one hundred fifty (150) feet from any residentially zoned property line (see §17-396.6).**
- (9) The PD and MP districts are subject to the dimensional standards required by Division 9 and 10 of this article, respectively.

NEW DIVISION – MUNICODE TO ADJUST NUMBERS

DIVISION (NEW) PL PUBLIC LAND DISTRICT

SECTION 17- INTENT

The intent of the provisions of this division is to establish and preserve areas for the use of certain public purposes with the intent of being harmonious with surrounding districts and uses.

SECTION 17- USES

Uses are allowed by right, are allowed as conditional uses, may be permitted as special exceptions, or are prohibited in the PL district in accordance with the Use Regulations of Division 11 of the article.

SECTION 17- MINIMUM LOT SIZE

The minimum lot size for the PL district is 3000 square feet.

SECTION 17- MINIMUM LOT WIDTH AT BUILDING LINE

The minimum width of lots at the building line in the PL Public Land district is 30' feet.

SECTION 17- YARD SETBACKS

Setback requirements shall be:

Front: 0'*
Sides: 0'*
Rear: 0'*

Public parking lots shall be permitted at zero (0) setbacks.

Except where abutting a residentially zoned district. In that case no structure shall be placed closer than seventy-five (75) feet from any residentially zoned property line. Public buildings and uses including courts of law, parole or probation offices, warehouses and storage facilities shall be located no closer than one hundred fifty (150) feet from any residentially zoned property line.

SECTION 17- MAXIMUM BUILDING HEIGHT

The maximum building height in the PL Public Land district is thirty-five (35') feet.

DIVISION 11: USE REGULATIONS

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**

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	MH	PL		
Civic, Governmental, and Institutional Uses												
Libraries	\$	€	€	P	P			P		C	§17-396.26	B
Lodges, fraternal organizations				P	P							C
Museums and similar cultural activities	\$	€	€	P	P			P		C	§17-396.26	B
Parks, neighborhood and community (public)	\$	P	P	P	P		P	P		P		B
Public Buildings and uses	S	S	C	P	P			P		C	§17-396.26	B
Public Safety including Police and Fire Station				P	P			P		C	§17-396.26	B
Public buildings and uses including courts of law, correctional institutions or jails, parole or probation offices, rehabilitation centers				\$						C	§17-396.6 Deleted by approved motion 8/27/2019 D. Herrmann, CMC Town Clerk	R
Public, private, trade, and vocational schools	S	C		P	C					C	§17-396.30 §17-396.26	O
Communication towers				C						C	§17-396.1 §17-396.13	R
Offices; business, professional, and governmental				P	P	P		C		C	§17-367 §17-396.26	K
Parking lots			P	P	P		P			P		
Pier							P					
Water tower/public utilities	C	C	C	C	C	C		C	C	C	§17-396.41	N/A
Warehouse/storage facility				C						C	§17-396.42 §17-396.6	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.

SECTION 17-396.6 GENERAL STANDARDS APPLICABLE TO ALL CONDITIONAL USES IN THE PL DISTRICT.

The listed uses are permitted in the PL Public Land district provided that no part of the principal building is located closer than one hundred fifty (150) feet from any residential district that no noise or air pollution be associated with the use, and that facilities do not create any safety hazards or nuisances as a result of their operation.

SECTION 17-396.26 PUBLIC BUILDINGS AND USES

PL Public Land uses and accessory uses contiguous to residentially zoned properties shall be placed no closer than seventy-five (75) feet from any residentially zoned property line. This classification does not include the following public uses: Courts of law, correctional institutions or jails, ~~parole or probation offices, rehabilitation and detoxification centers,~~ and similar uses. Public parking lots and/or parking areas shall be exempt from setback requirements.

SIGNAGE: Signage would be allowed under Chart 17-623(b) – Commercial Signage

SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, that invalidity shall not affect the other provisions of this article, which can be given effect without the invalid provision or application, and to this end the provisions of this article are declared to be severable. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

EFFECT OF SECTION HEADINGS. The headings or titles of the sections hereof shall be solely for convenience of reference and shall not affect the meaning, construction, interpretation or effect of this ordinance.

EFFECTIVE DATE. This ordinance shall take effect immediately upon approval at second reading by the Town Council of the Town of Surfside Beach, South Carolina.

Signatures on page 7 hereof.

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 27th day of August 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

Approved