

**TOWN OF SURFSIDE BEACH
DISTRICT REGULATIONS 02/8/2022**

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%		
Maximum Impervious Coverage:	40%		
Trees:	5 (with each having a minimum diameter of 3" measured 2' from ground). 60 inches (total trees measured 2 ft. from ground (188" circumference))		

**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 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). 40 inches (total trees measured 2 ft. from ground (125" circumference))		

**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 & Duplex	15 ft.
Minimum Lot Width:	30 ft.	30 ft.	30 ft.		
Maximum Bldg. Height:	55 ft.	55 ft.	55 ft.		
Maximum Lot Coverage:	40%				
Max. Impervious Coverage:	50%				
Trees:	3 (with each having a minimum diameter of 3" measured 2' from ground). 30 inches (total trees measured 2 ft. from ground (94" circumference))				

**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:

www.surfsidebeach.org

The Building and Zoning Department 843-913-6111

**TOWN OF SURFSIDE BEACH
DISTRICT REGULATIONS 02/8/22**

C – 1 Commercial Hwy. 17 &

Fronting on streets other than 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.

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.

**Must meet Design Overlay Standards when applicable.*

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

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.*

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

(2.5 story up to 55' high)

All Others

***Corner Lot**

Front: 20 ft.
Rear: 10 ft.
Side: 5 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)

Minimum Lot: 5000 sq. ft.
Minimum Lot Width: 60 ft.
Max. Building Height: 55 ft.

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

C –4 Entertainment Sec. 17-359.1 thru 17-359.7

Front: 0 ft.
Rear: 0 ft.
Side: 0 ft.
Minimum Lot: 3000 sq. ft.
Minimum Lot Width: 30 ft.
Max. Building Height: 55 ft.

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:

www.surfsidebeach.org

The Building and Zoning Department 843-913-6341