

ARTICLE VII
AREA, YARD, AND HEIGHT REQUIREMENTS

Zoning District	Minimum Lot Area		Minimum Lot Width at Building Line	Minimum Setback Requirement				Maximum Height of Structures	Special Requirement Ordinance Section
	Square Feet	Acres		Front ¹⁵	Side	Rear	Side on Corner Lot		
CP		1							
DPD (Amended Ord. 2009-22)		10		30	20	20	19.8	35	616.3
FA		1	100	50	20	30	33	35	601.2
FA/C (Amended Ord 2008-77)		1	100	50	20	30	33	35	625.2
FA/R (Amended Ord 2008-38)		1	100	50	20	30	33	35	628.2
GC	10,000 ¹⁰		60	50	10 ^{2,6}	15 ¹	33	35	611.2
GR									607.2, 607.6
Single-Family	6,000		60	25	10 ⁶	20	16.5	35	
Two-Family	8,000		60	25	10 ⁶	20	16.5	35	
GRR ¹⁴			60	25	10 ⁶	20	16.5		608.2
HI (Amended Ord 2009-20)		5	200	50 ³	30 ⁴	30 ⁴	33	70 ¹⁷	614.2
LI (Amended Ord 2009-20)		1 ¹⁰	100	50	30 ¹	30 ¹	33	50 ¹⁶	613.2
MD	10,000 ¹⁰		60	50	10 ^{2,6}	15 ¹	33	35	617.2
MHP		5	150	20	20	25	13.2	35	615.3
MR-10	10,000		70	25	10 ⁶	15	16.5	35	605.2
NC	10,000 ¹⁰		60	25	10 ^{1,6}	15 ¹	16.5	35	610.2
OC	10,000 ¹⁰		60	25	10 ^{1,6}	15 ¹	16.5	35	618.2
PA (Amended Ord 2008-38)		25	100	50	20	30	33	35	
R-5 AC (Amended Ord 2008-38)		5	100	50	20	30	33	35	624.2
R-1 AC		1	100	50	20	30	33	35	602.2
R-3/4 AC (Amended Ord 2008-78)	30,000		90	40	15	25	26.4	35	627.2
R-1/2 AC	20,000		90	40	15	25	26.4	35	603.2
R-6 (Amended Ord. 2011-16)	6,000		60	25	10	15	16.5	35	630.2
R-8 (Amended Ord. 2011-16)	8,000		60	25	10	15	16.5	35	629.2
R-10	10,000		70	25	10 ⁶	15	16.5	35	604.2
RC									609.2
Single-Family	6,000		60	20	10 ⁶	15	13.2	35	
Commercial	25,000 ¹⁰		60	20	10 ⁶	15	13.2	35	
RG									621.3
Single-Family	15,000		70	25	10	20	16.5	35	606.2
Two-Family	20,000		70	25	10	20	16.5	35	
RR	5,000 ⁹		50	20	10 ⁶	15	13.2	35	
RS (Amended Ord 2002-19)		1 ¹⁰	100	50	30 ⁵	30 ⁸	33	35	612.2
RVC (Amended Ord 2008-38)	20,000		90	40	15	25	26.4	35	623.2
VR-10 (Amended Ord 2008-38)	10,000		70	25	10	15	16.5	35	622.2

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NOTE: For multi-family projects, mobile home parks, destination parks and planned unit developments, see district regulation in Article VI.									
Footnotes:									
1 Where the district abuts any residential zoning district not separated by a street right-of-way, a suitable planted screen, fence, or wall at least six (6) feet in height above finished grade shall be required.									
2 Removed Ord. #2003-59									
3 Removed Ord. #2003-39									
4 Removed Ord. #2003-59									
5 Removed Ord. #2003-59									
6 Removed Ord. #2001-30									
7 Removed Ord. #2003-59									
9 Removed Ord. #2009-27									
10 Each lot shall maintain 30% of pervious surface.									
11 Removed. See Section 411 Accessory Structures (Amended Ord. 2009-27)									
12 Removed Ord. #2006-88									
13 Added Ord. #2004-74									
14 In the GRR district, any parcel subdivided must not be less than 80% of the lot area of any adjacent parcel.									
15 The front setback along Hwy. 701 beginning at Black River running North to the Georgetown County/Horry County boundary is 90 feet. (Amended 2008-38)									
16 The maximum building height of thirty-five (35) feet from grade may be exempt for structures in the LI Zoning Districts. Structures within this district may be constructed fifty (50) feet from grade to the peak of the roof if they comply with all applicable building and fire codes and all setbacks are increased to match the building height. A minimum front yard setback of 50 feet is required regardless of building height. (Amended Ord. 2009-20).									
17 The maximum building height of thirty-five (35) feet from grade may be exempt for structures in the HI Zoning Districts. Structures within this district may be constructed (70) feet from grade to the peak of the roof if they comply with all applicable building and fire codes and all setbacks are increased to match the building height. A minimum front yard setback of 50 feet is required regardless of building height (Amended Ord. 2009-20).									