



## WATERFRONT PROPERTY

*Whether your property is oceanfront or abutting one of the town's storm water ponds, there are certain federal, state and local laws that must be considered when planning any improvements along the shore. Staff can also recommend ways to help prevent erosion.*



### Town of Surfside Beach

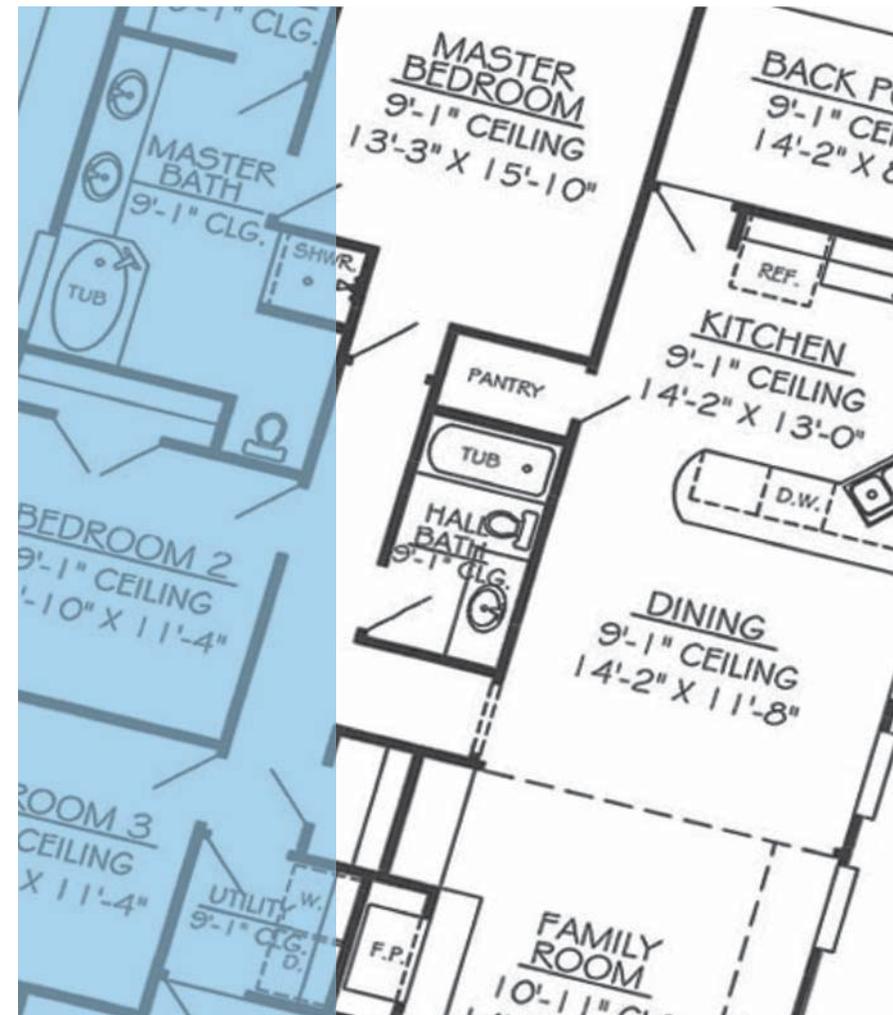
115 Highway 17 North  
Surfside Beach, SC 29575  
phone: 843.913.6111  
fax: 843.238.5432

email: [town@surfsidebeach.org](mailto:town@surfsidebeach.org)  
[www.surfsidebeach.org](http://www.surfsidebeach.org)



# BUILDING, ZONING, AND HOME IMPROVEMENTS

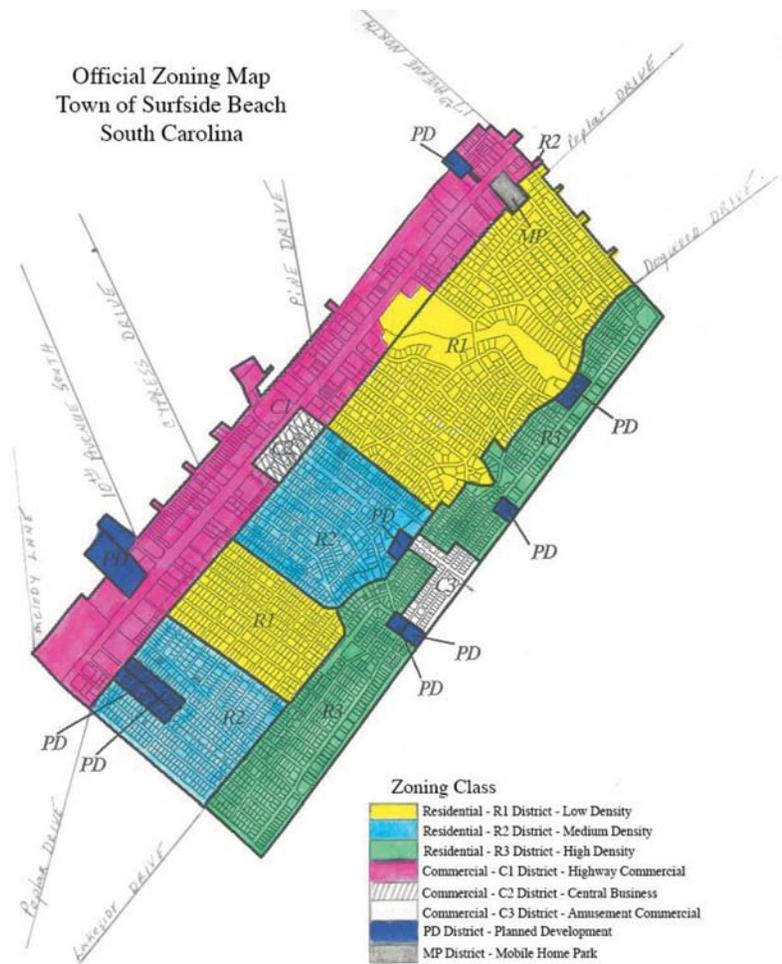
Surfside Beach, The Family Beach



**First Step** - Before you spend time or money making plans to develop property, build or improve a residence or business, please make an appointment to talk with the town's Planning, Building and Zoning Department. The P, B & Z staff members hold professional certifications in their fields and are experts on the applicable federal, state and local laws. There are many ways they can help make your project go smoothly.

Even simple improvements such as fences, tree removal or sheds should be checked out before beginning your project. Contractors must have a town business license. We don't want you or them to be faced with fines, because you were unaware of the law.

**Zoning** - The three residential zones (R-1, R-2 and R-3) are governed by varying rules on size, setbacks, occupancy levels, impervious coverage, etc. Our commercial areas (C-1, C-2 and C-3) also have varying rules about the types of business that can be operated, parking area, landscaping, signs, etc. Zoning restrictions should be one of the first things considered when buying or improving property in town.



TREE CITY USA®

Surfside Beach is a "Tree City USA"  
We value our trees and have specific guidelines about if and when trees may be removed from a property.

The Surfside Beach Planning, Building and Zoning Department has a highly qualified staff to help you with your project, residential or commercial, large or small.

**Zoning** - Another factor that must be considered in Surfside Beach is the flood hazard area in which the property lies. Specific property information about necessary elevation, special construction requirements, etc. is available in the P, B & Z Department. The Town of Surfside Beach is an active participant in FEMA's Community Rating System, which helps keep down the cost of flood insurance. Storm water drainage plans are required for all properties and our knowledgeable staff can help with this. Because of FEMA requirements, a permit is required for even small projects in an area of special flood hazard.