

This ordinance failed, because no motion was offered.  
D. Herrmann, CMC, Town Clerk

Ordinance No. 16-0827  
First Reading: 05/24/16  
Second Reading:

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF HORRY )  
 )  
 TOWN OF SURFSIDE BEACH) AN ORDINANCE OF THE TOWN OF SURFSIDE BEACH  
 TO AMEND THE TOWN'S CODE OF ORDINANCE  
 ARTICLE III TABLE 17-303, TABLE 17-395 AND ARTICLE 17-  
 404 SECTION TO ALLOW FOR TWO DETACHED SINGLE  
 FAMILY DWELLINGS ON ONE 6000 SQ. FT. LOT IN THE R-2  
 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT

**WHEREAS**, the Mayor and Town Council of the Town of Surfside Beach, in council duly assembled desires to amend the Town's Zoning Ordinance as stated in the captions herein; and

**WHEREAS**, Section 17-202 of the Town's Code of Ordinance allows for amendments to the Zoning Ordinance from time to time when the public necessity, convenience, general welfare, or good zoning practice justify such action, and after review and report by the Planning Commission; and

**WHEREAS**, the Planning Commission has recommended unanimously to deny the amendments after reviewing all facts and holding a Public Hearing allowing public input on the proposed amendments.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS** that the Town of Surfside Beach Code of Ordinance, Chapter 17 - Zoning Article III Table 17-303, Table 17-395 and Article 17-409 be amended as follows:

Table 17-303 District Dimensional Standards (1) (8)							
Minimum Lot Area (in square feet)	R1	R2	R3	C1	C2	C3	MU
Single Family (detached)	9,000	6,000	3,600	3,600 / 10,000 (4)	N/A	3,600	5,000
Single Family (semi-attached)	N/A	6,000	3,000	3,000 / 10,000 (4)	N/A	3,000	4,000
Single Family (attached)	N/A	N/A	3,000	3,000 / 10,000 (4)	N/A	3,000	3,000
Two-Family (Duplex) or Single Family (detached) with Accessory Unit <b>or Two Single Family homes (detached)</b>	N/A	6,000	6,000	6,000 / 10,000 (4)	N/A	6,000	6,000

Table 17-395 USE CHART										
USE CLASSIFICATIONS	Districts								SPECIAL STANDARDS	PARKING CODE
	R-1	R-2	R-3	C-1	C-2	C-3	MU	MP		
<b>Residential Uses</b>										
Single Family, detached	P	P	P	C		C	P		\$17-396.32	E
Single Family, semi-attached		C	C	C		C	C		\$17-396.32 \$17-396.37	E
Single Family, attached			C	C		C	C		\$17-396.32 \$17-396.36	E
Two-Family (duplex), accessory dwellings, efficiency units <b>Two Single Family dwellings, detached</b>		P	P	C		C	P		\$17-396.32	D, E

**SECTION 17-404. ONE PRINCIPAL BUILDING ON A LOT**

Except in the **R-2 district, which allows for two single family residence, detached on one lot** and R-3 district and as is otherwise excluded by section 17-201, only one (1) principal building and its customary accessory buildings may hereafter be erected on any lot.

**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.

**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.

**REPEAL AND EFFECTIVE DATE.** All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed. This ordinance shall take effect immediately upon approval at second reading by the Town Council of the Town of Surfside Beach, South Carolina.

**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 \_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Robert F. Childs, Mayor

\_\_\_\_\_  
Ron Ott, Mayor Pro Tempore

\_\_\_\_\_  
David Pellegrino, Town Council

\_\_\_\_\_  
Mark L. Johnson, Town Council

\_\_\_\_\_  
Tim Courtney, Town Council

\_\_\_\_\_  
Vacant Seat

\_\_\_\_\_  
Randle Stevens, Town Council

Attest:  
  
\_\_\_\_\_  
Debra E. Herrmann, CMC, Town Clerk