

**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 <sup>15</sup>	Side	Rear	Side on Corner Lot		
<b>CP</b>		<b>1</b>							
<b>DPD</b> <i>(Amended Ord. 2009-22)</i>		<b>10</b>		<b>30</b>	<b>20</b>	<b>20</b>	<b>19.8</b>	<b>35</b>	<b>616.3</b>
<b>FA</b>		<b>1</b>	<b>100</b>	<b>50</b>	<b>20</b>	<b>30</b>	<b>33</b>	<b>35</b>	<b>601.2</b>
<b>FA/C</b> <i>(Amended Ord 2008-77)</i>		<b>1</b>	<b>100</b>	<b>50</b>	<b>20</b>	<b>30</b>	<b>33</b>	<b>35</b>	<b>625.2</b>
<b>FA/R</b> <i>(Amended Ord 2008-38)</i>		<b>1</b>	<b>100</b>	<b>50</b>	<b>20</b>	<b>30</b>	<b>33</b>	<b>35</b>	<b>628.2</b>
<b>GC</b>	<b>10,000</b> <sup>10</sup>		<b>60</b>	<b>50</b>	<b>10</b> <sup>2,6</sup>	<b>15</b> <sup>1</sup>	<b>33</b>	<b>35</b>	<b>611.2</b>
<b>GR</b>									<b>607.2, 607.6</b>
<b>Single-Family</b>	<b>6,000</b>		<b>60</b>	<b>25</b>	<b>10</b> <sup>6</sup>	<b>20</b>	<b>16.5</b>	<b>35</b>	
<b>Two-Family</b>	<b>8,000</b>		<b>60</b>	<b>25</b>	<b>10</b> <sup>6</sup>	<b>20</b>	<b>16.5</b>	<b>35</b>	
<b>GRR</b> <sup>14</sup>			<b>60</b>	<b>25</b>	<b>10</b> <sup>6</sup>	<b>20</b>	<b>16.5</b>		<b>608.2</b>
<b>HI</b> <i>(Amended Ord 2009-20)</i>		<b>5</b>	<b>200</b>	<b>50</b> <sup>3</sup>	<b>30</b> <sup>4</sup>	<b>30</b> <sup>4</sup>	<b>33</b>	<b>70</b> <sup>17</sup>	<b>614.2</b>
<b>LI</b> <i>(Amended Ord 2009-20)</i>		<b>1</b> <sup>10</sup>	<b>100</b>	<b>50</b>	<b>30</b> <sup>1</sup>	<b>30</b> <sup>1</sup>	<b>33</b>	<b>50</b> <sup>16</sup>	<b>613.2</b>
<b>MD</b>	<b>10,000</b> <sup>10</sup>		<b>60</b>	<b>50</b>	<b>10</b> <sup>2,6</sup>	<b>15</b> <sup>1</sup>	<b>33</b>	<b>35</b>	<b>617.2</b>
<b>MHP</b>		<b>5</b>	<b>150</b>	<b>20</b>	<b>20</b>	<b>25</b>	<b>13.2</b>	<b>35</b>	<b>615.3</b>
<b>MR-10</b>	<b>10,000</b>		<b>70</b>	<b>25</b>	<b>10</b> <sup>6</sup>	<b>15</b>	<b>16.5</b>	<b>35</b>	<b>605.2</b>
<b>NA</b> <i>(Amended Ord. 25-18)</i>		<b>5</b> <sup>18</sup>	<b>100</b>	<b>25</b> <sup>19</sup>	<b>10</b>	<b>15</b>	<b>16.5</b>	<b>35</b>	<b>633.2</b>
<b>NC</b>	<b>10,000</b> <sup>10</sup>		<b>60</b>	<b>25</b>	<b>10</b> <sup>1,6</sup>	<b>15</b> <sup>1</sup>	<b>16.5</b>	<b>35</b>	<b>610.2</b>
<b>OC</b>	<b>10,000</b> <sup>10</sup>		<b>60</b>	<b>25</b>	<b>10</b> <sup>1,6</sup>	<b>15</b> <sup>1</sup>	<b>16.5</b>	<b>35</b>	<b>618.2</b>
<b>PA</b> <i>(Amended Ord 2008-38)</i>		<b>1*</b>	<b>100</b>	<b>50</b>	<b>20</b>	<b>30</b>	<b>33</b>	<b>35</b>	<b>626.106</b>
<b>R-5 AC</b> <i>(Amended Ord 2008-38)</i>		<b>5</b>	<b>100</b>	<b>50</b>	<b>20</b>	<b>30</b>	<b>33</b>	<b>35</b>	<b>624.2</b>
<b>R-1 AC</b>		<b>1</b>	<b>100</b>	<b>50</b>	<b>20</b>	<b>30</b>	<b>33</b>	<b>35</b>	<b>602.2</b>
<b>R-3/4 AC</b> <i>(Amended Ord 2008-78)</i>	<b>30,000</b>		<b>90</b>	<b>40</b>	<b>15</b>	<b>25</b>	<b>26.4</b>	<b>35</b>	<b>627.2</b>
<b>R-1/2 AC</b>	<b>20,000</b>		<b>90</b>	<b>40</b>	<b>15</b>	<b>25</b>	<b>26.4</b>	<b>35</b>	<b>603.2</b>
<b>R-6</b> <i>(Amended Ord. 2011-16)</i>	<b>6,000</b>		<b>60</b>	<b>25</b>	<b>10</b>	<b>15</b>	<b>16.5</b>	<b>35</b>	<b>630.2</b>
<b>R-8</b> <i>(Amended Ord. 2011-16)</i>	<b>8,000</b>		<b>60</b>	<b>25</b>	<b>10</b>	<b>15</b>	<b>16.5</b>	<b>35</b>	<b>629.2</b>
<b>R-10</b>	<b>10,000</b>		<b>70</b>	<b>25</b>	<b>10</b> <sup>6</sup>	<b>15</b>	<b>16.5</b>	<b>35</b>	<b>604.2</b>
<b>RC</b>									<b>609.2</b>
<b>Single-Family</b>	<b>6,000</b>		<b>60</b>	<b>20</b>	<b>10</b> <sup>6</sup>	<b>15</b>	<b>13.2</b>	<b>35</b>	
<b>Commercial</b>	<b>25,000</b> <sup>10</sup>		<b>60</b>	<b>20</b>	<b>10</b> <sup>6</sup>	<b>15</b>	<b>13.2</b>	<b>35</b>	
<b>RG</b>									<b>621.3</b>
<b>Single-Family</b>	<b>15,000</b>		<b>70</b>	<b>25</b>	<b>10</b>	<b>20</b>	<b>16.5</b>	<b>35</b>	<b>606.2</b>
<b>Two-Family</b>	<b>20,000</b>		<b>70</b>	<b>25</b>	<b>10</b>	<b>20</b>	<b>16.5</b>	<b>35</b>	
<b>RR</b>	<b>5,000</b> <sup>9</sup>		<b>50</b>	<b>20</b>	<b>10</b> <sup>6</sup>	<b>15</b>	<b>13.2</b>	<b>35</b>	
<b>RS</b> <i>(Amended Ord 2002-19)</i>		<b>1</b> <sup>10</sup>	<b>100</b>	<b>50</b>	<b>30</b> <sup>5</sup>	<b>30</b> <sup>8</sup>	<b>33</b>	<b>35</b>	<b>612.2</b>
<b>RVC</b> <i>(Amended Ord 2008-38)</i>	<b>20,000</b>		<b>90</b>	<b>40</b>	<b>15</b>	<b>25</b>	<b>26.4</b>	<b>35</b>	<b>623.2</b>
<b>VR-10</b> <i>(Amended Ord 2008-38)</i>	<b>10,000</b>		<b>70</b>	<b>25</b>	<b>10</b>	<b>15</b>	<b>16.5</b>	<b>35</b>	<b>622.2</b>

**NOTE:** For multi-family projects, mobile home parks, destination parks and planned unit developments, see district regulation in Article VI.

**ARTICLE VII**  
**AREA, YARD, AND HEIGHT REQUIREMENTS**

<b>*Please refer to Article VI, Section 626.106</b>									
<b>Footnotes:</b>									
<b>1</b> 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 <i>(Amended Ord. 2009-27)</i>									
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. <i>(Amended 2008-38)</i>									
16 The maximum building height of 35 feet from grade may be exempt for structures in the LI Zoning District. Structures within this district may be constructed 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. <i>(Amended Ord. 2009.20)</i>									
17 The maximum building height of 35 feet from grade may be exempt for structures in the HI Zoning District. 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. <i>(Amended Ord. 2009-20).</i>									
18 Single-family development in this district must maintain an overall density of one unit per five acres. See Section 633.203.									
19 Commercial development in this district must meet a 90 foot front yard setback off of Highway 17.									