

**ARTICLE V**

**ESTABLISHMENT OF ZONING DISTRICTS AND  
RULES FOR THE INTERPRETATION OF DISTRICT BOUNDARIES**

500. **Establishment of Districts.** For the purpose of this Ordinance, Georgetown County, as specified on the Official Zoning Map of Georgetown County, are hereby divided into the following zoning districts (*Amended Ord.2014-15*):

Conservation Preservation District	CP
Forest Agriculture District	FA
Five Acre Residential District	R-5 AC
One Acre Residential District	R-1 AC
Three Quarter Acre Residential District	R-3/4 AC
One Half Acre Residential District	R-1/2 AC
10,000 Square Feet Residential District	R-10
10,000 Square Feet Residential District	MR-10
Resort Residential District	RR
General Residential District	GR
General Resort Residential District	GRR
Resort Commercial District	RC
Neighborhood Commercial District	NC
General Commercial District	GC
Medical District	MD
Resort Service District	RS
Limited Industrial District	LI
Heavy Industrial District	HI
Mobile Home Park District	MHP
Destination Park District	DPD
Planned Development District	PD
Office Commercial	OC
Rural General Residential District	RG
Forest Agriculture/Residential District	FA/R
Forest Agriculture/Commercial District	FA/C
Preservation Agriculture District	PA
Rural Village Commercial District	RVC
Village 10,000 Square Feet Residential District	VR-10
6,000 Square Feet Residential District	R-6
8,000 Square Feet Residential District	R-8
Flexible Design District	FDD
Solar Energy Facility Floating District ( <i>Amended 2018-36</i> )	SEFFD
Neighborhood Amenity ( <i>Amended Ord. 25-18</i> )	NA

501. **District Boundaries.** The boundaries of the above zoning districts are shown by a series of maps entitled, "Official Zoning Map, Georgetown County, South Carolina," which together

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with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

501.1 Zoning districts shall be shown on a geographic coverage layer entitled “Zoning” that is maintained as part of the County’s Geographic Information System (GIS) under the direction of the Planning Director, and updated by the GIS Division. The depiction of zoning boundaries as shown on GIS shall constitute the Official Zoning Map for the County’s zoning of unincorporated areas. *(Amended Ord. 2022-41)*

501.2 If, in accordance with the provisions of this Ordinance and by Title 6, Chapter 7, Article 9, Code of Laws of South Carolina, 1976, as amended, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly by the Planning Director and the GIS Division, or a designee, within fifteen (15) business days after the amendment has been approved by the County Council. *(Amended Ord. 2022-41)*

501.3 No changes of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided by law. Errors in the Official Zoning Map shall be corrected by the Planning Director, or a designee, as they are discovered, and the corrected information shown in GIS. *(Amended Ord. 2022-41)*

501.4 Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be published, the Official Zoning Map shall be in digital format in the GIS Division office. The Planning Director, or a designee, may authorize printed copies of the zoning map which shall be admissible into evidence and shall have the same force and effect as would the original map. The Official Zoning Map shall be the final authority as to the current status of land and water areas, buildings and other structures in the County. Unofficial copies of the zoning map may be distributed to the general public for reference purposes. *(Amended Ord. 2022-41)*

502. **Rules for Interpretation of District Boundaries.** Where uncertainty exists as to the boundaries of a district as shown on the Official Zoning Map, the following rules shall apply:

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- 502.1 Boundaries indicated as approximately following the center lines or right-of-way lines of streets, highways, alleys, railways, or public utility easements shall be construed to follow such lines;
- 502.2 Boundaries indicated as approximately following plotted lot or tract lines shall be construed as following such lines, whether public or private;
- 502.3 Boundaries indicated as approximately following the incorporated area of city limit lines or special district lines as amended from time to time, shall be construed to follow such lines;
- 502.4 Boundaries indicated within the area known as the Atlantic Ocean shall be construed to be parallel to and five hundred (500) feet seaward from adjacent land marsh shoreline at all times;
- 502.5 Boundaries indicated as approximately following the center, mean high water mark, or shoreline of streams, rivers, canals, lakes, marsh areas or other bodies of water, low lands or tidal areas shall be construed to follow such boundaries; and,
- 502.6 Boundaries indicated as parallel to or extensions of features indicated in subsections 502.1 through 502.5 above shall be so construed. If distance is not specifically indicated on the Official Zoning Map, or in other circumstances not covered by subsections 502.1 through 502.5 above, the Board of Appeals shall interpret the district boundaries.

503. **Use of Land or Structures.**

- 503.1 No land or structure shall hereafter be used or occupied unless it is specifically permitted as an allowable use within that zoning district and no structure or parts thereof shall hereafter be constructed, erected, altered or moved unless in conformity with all of the regulations herein specified for the district which it is located.
- 503.2 No structure shall hereafter be erected or altered:
  - 503.201 With greater height, size, bulk or other dimensions;
  - 503.202 To accommodate or house a greater number of families;
  - 503.203 To occupy a greater percentage of lot area;

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- 503.204 To have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required; or,
- 503.205 In any other manner contrary to the provisions of this Ordinance.
- 503.3 No part of a yard or other open space or off-street parking or loading area required about or in connection with any building for the purpose of complying with this Ordinance shall be included as part of a yard, open space or off-street parking or loading space similarly required for any other building.