

# Development Standards Ordinance

## Revised



# Seabrook Island

Make it uniquely yours

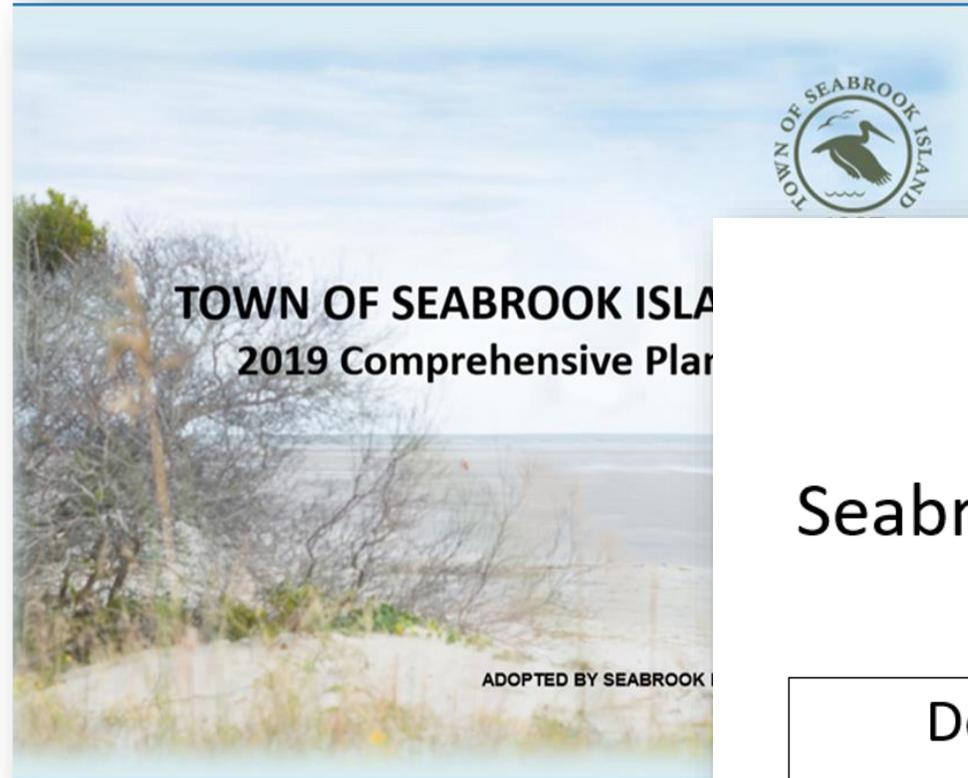
## Purpose of Zoning

- Protect health, safety & welfare
- Balance community goals w/private property rights
- Protect property values
- Ensure reasonable use of property
- Support Comprehensive Plan vision and recommendations



## Zoning v. Plan

- Comp Plan
  - Vision
  - Long-range
  - Policy
- Zoning (DSO)
  - Reality
  - Current
  - Law



Town of  
Seabrook Island, SC

Development  
Standards Ordinance



## Why Do This?

- Tailor DSO to Seabrook Island
- Support new Comp Plan
- Reflect existing conditions
- Support property improvement
- Simplify procedures
- Be user-friendly
- Prepare for future challenges/opportunities



## How We Got Here...

- Review current DSO
- Stakeholder meetings
- 17 Advisory committee meetings
- Three drafts
- Community engagement

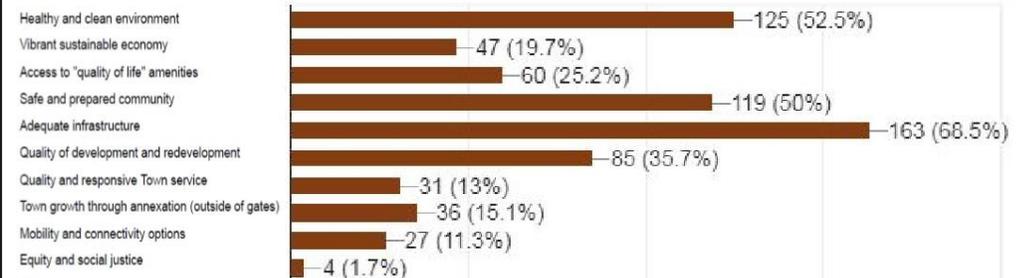
## What Stakeholders Had to Say

- Flood protection
- Setbacks
- Flexibility
- Permitting
- Layers of authority
- Standards
- Review procedures
- Maintenance v. improvement
- Simplify
- Nonconforming conditions



Which of the following should be the Town's most important priorities?  
(Please select three)

238 responses



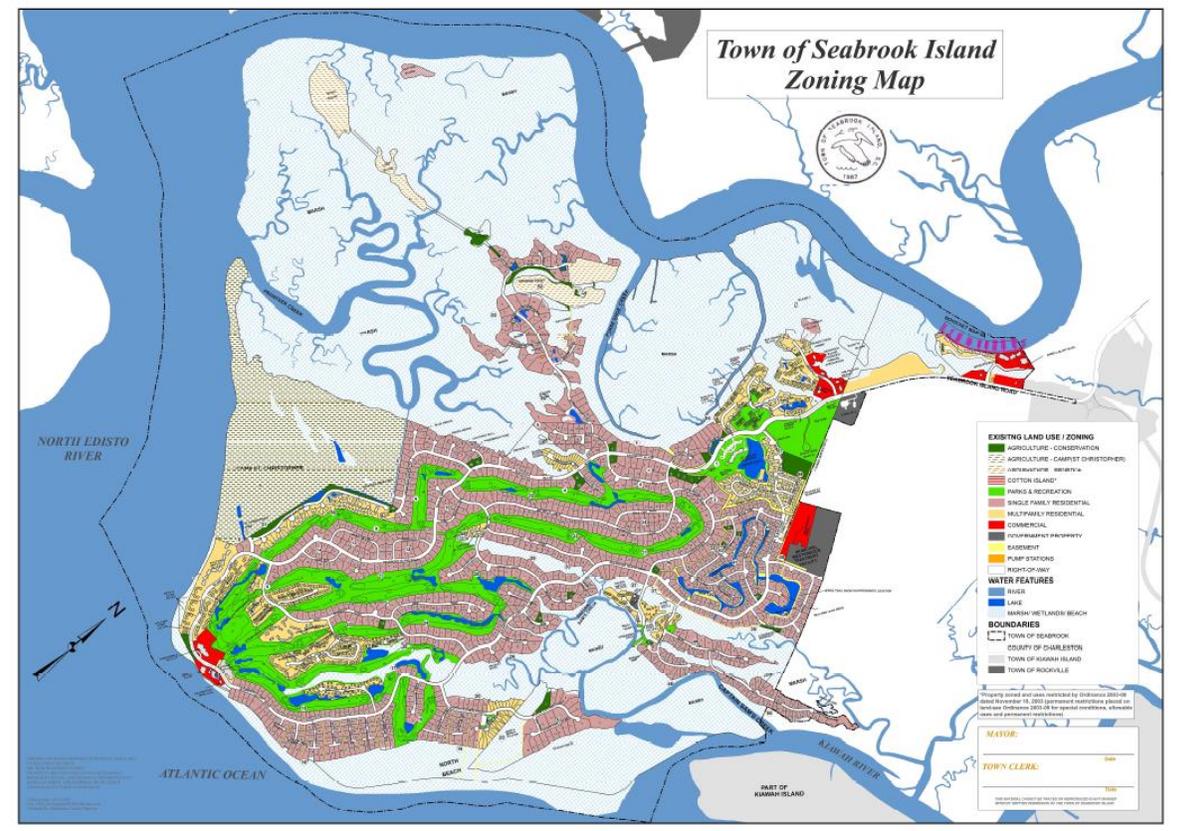
## Current DSO Analysis

- District structure
- Nonconformities
- Contradictions
- Standards
- Procedures
- Delegation
- Readability
- Organization and format



## Recommendations

- Replace PD Districts
- Unify requirements inside and outside of gate
- Establish objective standards
- Minimize nonconformities
- Redefine “multi-family”
- Distinguish between maintenance and improvement
- Delegate
- Simplify procedures
- Reformat



## Keys to Success

- Predictability
- Consistent and fair treatment
- Reflect existing conditions
- Decision standards & criteria
- Timely decisions
- Clear, concise language
- Readable format

## Major Policy Issues

- PDs v. traditional districts
- Density/minimum lot size
- New “multi-family” development
- Time-share v. rental
- Buffering
- Delegation

Section	Provision	Comment	Type of Change		
			Policy	Major	House-keeping
		standards need to be cited to guide the decision.			
1140.03 (b)(1)	Districts	Delete. The district requirements specify that the use is allowed. No need to repeat it here.			X
1140.03 (b)(2)	Alternatives	Need to be more specific. "All reasonable alternatives" doesn't give any guidance.		X	
1140.03 (c)(1)	Separation	Are there any locations in the city that meet this requirement? Separation from a "residential use" that may be in a commercial or industrial district seems unreasonable.		X	
1140.03 (c)(7)	Waiver	Standards or criteria are needed to guide this decision to avoid arbitrariness		X	
1140.03 (d) (2)D	Small tower approval	Approval authority is vested with the zoning officer. Other parts of the ordinance refer to building inspector and city engineer. There should be more consistency throughout.	X		
1140.04	Supplementary regulations	What does this mean? Are there other tower requirements that aren't in this ordinance? Additional requirements should be included for: tower removal, lighting, review standards, security fencing, rebuilding, antennas vs. towers.		X	
<b>Chapter 1141 – Special Provisions for Commercial and Industrial Districts</b>					
1141.01 (a)	Integrated commercial centers	The purpose of this entire section is unclear. Why is this needed? How does this differ from PUD?	X		
1141.01 (a)(1)	General provisions	This seems to require that a plan be submitted for any property adjacent to a planned shopping center. For what purpose?	X		
1141.01 (d)(3)	Coverage	A maximum 30% lot coverage for a shopping center is very restrictive		X	
1141.01 (d)(4)	Parking	This requires 10 spaces per 1,000 square feet, more than double the ULI recommended standard. Such a vast paved area is not needed and is contrary to sound planning.		X	
1141.01 (d)(6)	Access	A 300 foot separation is arbitrary. Driveway spacing should be based on road classification and posted speed limits.		X	
1141.01	Final development	This references change in zoning. The first		X	

# Project Goals

- Be more readable

## Section 5.1 Purpose

- RSF-1, Large LOT SINGLE-FAMILY.** This district is created to retain the character of established large-LOT SINGLE-FAMILY neighborhoods and to provide a district that would allow for the creation of future estate-sized home sites. Other uses are also permitted that are compatible with and supportive of the character of the homes in this district.
- RSF-2, Moderate LOT SINGLE-FAMILY.** It is the purpose of this district to encompass those early SUBDIVISIONS that were developed prior to the incorporation of the TOWN of Seabrook Island and to establish DEVELOPMENT standards based on the existing moderate density conditions that will minimize nonconformities to the extent practical. Other uses are also permitted that are compatible with, and supportive of, the character of the homes in this district.
- RSF-3, Small LOT SINGLE-FAMILY.** This district is intended to support established DEVELOPMENT patterns of those existing SUBDIVISIONS containing SINGLE-FAMILY homes on small LOTS and to reduce existing nonconformities to the extent practical.
- RCL, SINGLE-FAMILY Cluster.** This district is intended to accommodate SINGLE-FAMILY detached dwellings which are situated in a "cluster" style arrangement within a PLANNED COMMUNITY, rather than on traditional SINGLE-FAMILY LOTS, and to provide greater flexibility for their IMPROVEMENT and expansion.
- RTH, TOWNHOME.** This district is established specifically to accommodate TOWNHOME DEVELOPMENT at a reasonable density to afford an alternate form of residence within the community.
- RMF, MULTI-FAMILY.** This district is intended to support MULTI-FAMILY dwellings, including CONDOMINIUMS and apartments, at moderate density as another residential option within the community.

## Section 5.2 Schedule of Uses

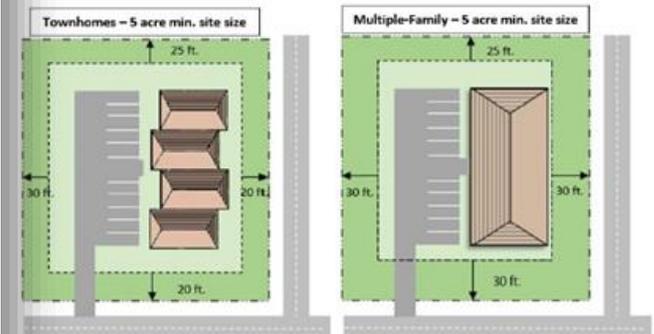
BUILDINGS or land shall not be used; and BUILDINGS shall not be erected, except for the following specified uses, unless otherwise provided for in this ordinance. Land and/or BUILDINGS in the districts indicated at the top of Table 5-2 may be used for the purposes denoted by the following abbreviations:

- PERMITTED USE (P).** Land and/or BUILDINGS in this district may be used by right.
- CONDITIONAL USE (C).** Land and/or BUILDINGS in this district may be used by right, provided the specific conditions related to that use, as found in Article 9, are met.
- Specific Conditions.** Indicates the relevant section outlining the specific requirements or conditions applicable to the CONDITIONAL USE which must be satisfied, in addition to the general criteria of Section 9.3.

Use	RSF-1	RSF-2	RSF-3	RCL	RTH	RMF	Specific Conditions
ACCESSORY DWELLING UNIT	C	C					Section 9.4 A
ACCESSORY USEs and STRUCTUREs	P	P	P	P	P	P	
HOME OCCUPATIONs	C	C	C	C	C	C	Section 9.4 F
Non-commercial community or neighborhood activity uses such as, park/playground, swimming pool, storage STRUCTUREs, and off-street parking	P	P	P	P	P	P	

Table 5-3c. Dimensional Requirements for LOTS Recorded After

Zoning District	Maximum BUILDING HEIGHT (ft.)	Minimum Yard SETBACKS (ft.)				LOT COVERAG E (%)	Min. Floor Area <sup>9</sup> (sq. ft.)	
		Front		Side				
		Park'g.	Bldg. <sup>10</sup>	Total	Min.			
RSF-1	36	-	30	-	15	25	35	1,200
RSF-2	36	-	30	-	15	25	40	1,000
RSF-3	36	-	30 <sup>14</sup>	-	7.5	25	50	850
RCL	36	-	30 <sup>11</sup>	15	15	15	40	9
RTH	36	20 <sup>11</sup>	30 <sup>11</sup>	15	15	15	50	9
RMF	36	20 <sup>11</sup>	30 <sup>11</sup>	15	15	15	60	9



<sup>14</sup> Where a lot zoned RSF-3 fronts two intersecting streets wherein one street is a cul-de-sac, the setback requirement from the intersecting street on the side of the building is hereby reduced to 20 feet, while the front setback of the building which faces the cul-de-sac shall remain 30 feet.

<sup>15</sup> No minimum SIDE YARD shall be required; provided, a minimum separation distance of 25 feet shall be maintained between all buildings.

<sup>16</sup> No REAR YARD shall be required; provided, a minimum setback of 30 feet shall be required from the development's perimeter property boundary.

## Project Goals

- Be more readable
- Eliminate redundancy and conflicting provisions

§ 5.40.30.20. *Application.* Application for the establishment of a PDD district shall be submitted and reviewed in accord with Article 20 of this Ordinance and shall include the following additional information and any other information needed to illustrate compliance with the review criteria in Article 20:

- Proposed primary circulation pattern.
- Proposed parks, playgrounds and other common open spaces.
- Proposed means of dedication of common open space areas and organizational arrangements for the ownership, maintenance and preservation of common open space.

§ 5.40.30.30. The applicant will present his request to the Planning Commission who will consider the request and make recommendations to Town Council. Town Council is the final authority on all requests for Planned Developments within the Town and for all amendments to existing PDD's.

§ 5.40.30.40. *PDD Amendments.* Developers wishing to amend their approved Planned Developments shall apply to the Planning Commission for such amendment in accordance with this Ordinance.

§ 5.40.40. *PDD Permitted Uses.* The permitted uses within the PDD are those listed below. The specifications for each designated use area will be enumerated when the master plan is approved in accord with Article 20 of the Town's DSO.

- Single-Family Residential.
- Multi-Family Residential in those zoning districts that are shown as PD Districts on the Town's Official District Map as of the effective date of this Ordinance. Multi-Family Residential use shall not be permitted upon property that may come to be shown as being within a PD District after the effective date of this Ordinance.
- Retail Trade/Professional Services.
- General Offices.
- Recreational Facilities (Golf, Tennis, Swimming, Equestrian).
- Parks.
- Municipal Services (Churches, Town Facilities, EMS, Heliport).
- Utility Services.

§ 5.40.40.10. Only uses consistent with the original intended use as recreational or open space and accessory uses customarily incidental to those permitted uses of the property shall be permitted in the PDD Parks and Recreation Subdistrict (APR).

§ 5.40.40.20. Only uses consistent with the original intent as a recreational area, with no buildings of any manner except structures for recreational activities approved by the Trustee of the Beach in Trust shall be permitted in the PDD Parks and Recreation "Beaches as a Trust Property" Subdistrict (APR).

§ 5.40.40.30. Only light commercial, retailing and/or office development shall be permitted in the PDD Commercial-Retail-Office (CRO) Subdistrict, subject to approval by the Planning Commission and Town Council.

§ 5.40.50. *PDD Conditional Uses.* Conditional uses will be dictated by the location, size of the parcel, uses and densities requested and their effect on neighboring developments and must comply with the review of criteria set forth in Article 20.

§ 5.40.50.10. Conditional uses involving industrial and/or manufacturing uses shall not be permitted.

§ 5.40.50.20. Communication towers and antennae in compliance with the criteria in Article 8 shall be allowed only in the Camp St. Christopher Planned Development.

§ 5.40.80. *Minimum Requirements.* Unless otherwise specified in the approved master plan documents for a PDD, the following minimum requirements shall apply to uses:

## Project Goals

- Be more readable
- Eliminate redundancy and conflicting provisions
- Reorganize to make it user-friendly

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## Project Goals

- Be more readable
- Eliminate redundancy and conflicting provisions
- Reorganize to make it user-friendly
- Restructure procedures to be more efficient

### Section 14.2      Applicability

Varying levels of site plan review are established, depending on the scale of the proposed project and potential impacts it may have on the community and immediate surroundings. This section defines the parameters under which varied levels of plans are required and the responsible review authority, as follows:

- Administrative Review.** The ZONING ADMINISTRATOR shall review site plans in connection with the creation of a use or the erection of a BUILDING or STRUCTURE as indicated in Table 14-2. These projects are typically minor in scale and don't necessitate a detailed set of plans.
- Preliminary Plan Review.** The PLANNING COMMISSION shall act upon all preliminary site plans for projects of larger scale or potentially greater impact, addressing conformance with the ordinance requirements, compatibility with the surroundings, integration with the community character, and protection of the environmentally sensitive surroundings.
- Final Plan Review.** The ZONING ADMINISTRATOR and other applicable staff, consultants, and agencies shall act upon all final site plans, following the PLANNING COMMISSION's preliminary plan review. The final plan will contain the technical details that require engineering or other professional expertise.
- Applicable Projects.** *Table 14-2* specifies the project categories applicable to each level of site plan.

**Table 14-2, Site Plan Review Level**

Applicable Projects	Administrative	Preliminary	Final
New construction of a principal BUILDING in any zoning district		X	X
All CONDITIONAL USEs		X	X
Erection of a new ACCESSORY BUILDING, not exceeding 600 sq. ft.	X		
Construction of a new ACCESSORY BUILDING, greater than 600 sq. ft.		X	X
Additions of less than 10 percent of the current GROSS FLOOR AREA of an existing BUILDING or 5,000 sq. ft., whichever is less, in any zoning district.	X		

## Project Goals

- Be more readable
- Eliminate redundancy and conflicting provisions
- Reorganize to make it user-friendly
- Restructure procedures to be more efficient
- Establish standards to guide decisions and improve predictability

### Section 14.6

### Review Criteria

A site plan shall be approved only upon a finding of compliance with the following criteria:

- A. The site plan must comply with all standards of this article and all applicable requirements of this ordinance and all other applicable laws and regulations.
- B. The site must be designed in a manner that is harmonious, to the greatest extent possible, with the character of the surrounding area.
- C. The site must be designed to minimize hazards to adjacent property, and reduce the negative effects of traffic, noise, smoke, fumes and glare to the maximum extent possible.
- D. Unless a more specific design standard is required by the TOWN through a different ordinance, all uses and STRUCTURES subject to site plan review shall comply with the following design standards:
  1. Traffic Circulation. The number, location, size of access and entry points, and internal vehicular and pedestrian circulation routes shall be designed to promote safe and efficient access to and from the site, and circulation within the site. In reviewing traffic features, the number, spacing, and alignment of existing and proposed access points shall be considered relative to their impact on traffic movement on abutting streets and adjacent properties. Right-of-way recommendations for major streets, as contained in the TOWN of Seabrook COMPREHENSIVE PLAN or comparable plan or study adopted by TOWN COUNCIL, shall be met and SETBACKS from such streets shall be measured accordingly.
  2. Stormwater. Stormwater detention and drainage systems shall be designed so that the removal of surface waters will not adversely affect neighboring properties or public stormwater drainage systems. Unless impractical, stormwater shall be removed from all roofs, canopies and paved areas by underground surface drainage system.
  3. Landscaping. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing unnecessary tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas. Provision or preservation of landscaping, BUFFERS or greenbelts may be required to ensure that the proposed uses will be adequately BUFFERED from one another and from surrounding property.
  4. Screening. Where non-RESIDENTIAL USEs abut RESIDENTIAL USEs, appropriate screening/BUFFERING shall be provided, in accordance with *Article 11*, to shield residential properties from noise, headlights, and glare.
  5. Lighting. Lighting shall be designed to minimize glare on adjacent properties and PUBLIC STREETS. As a condition of site plan approval, reduction of lighting during non-business hours may be required.

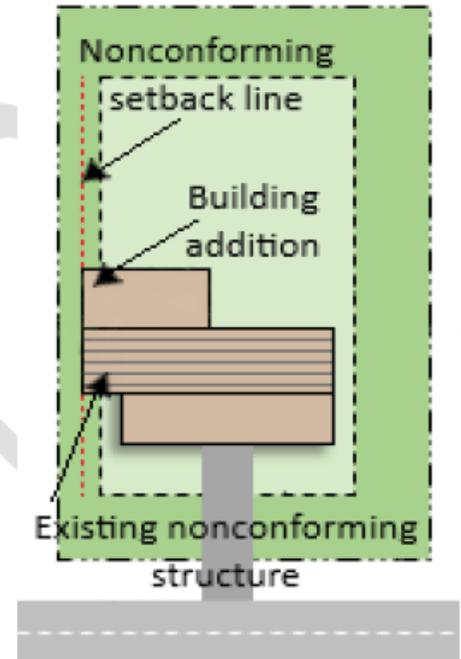
## Project Goals

- Be more readable
- Eliminate redundancy and conflicting provisions
- Reorganize to make it user-friendly
- Restructure procedures to be more efficient
- Establish standards to guide decisions and improve predictability
- Facilitate property improvement

### Section 21.3

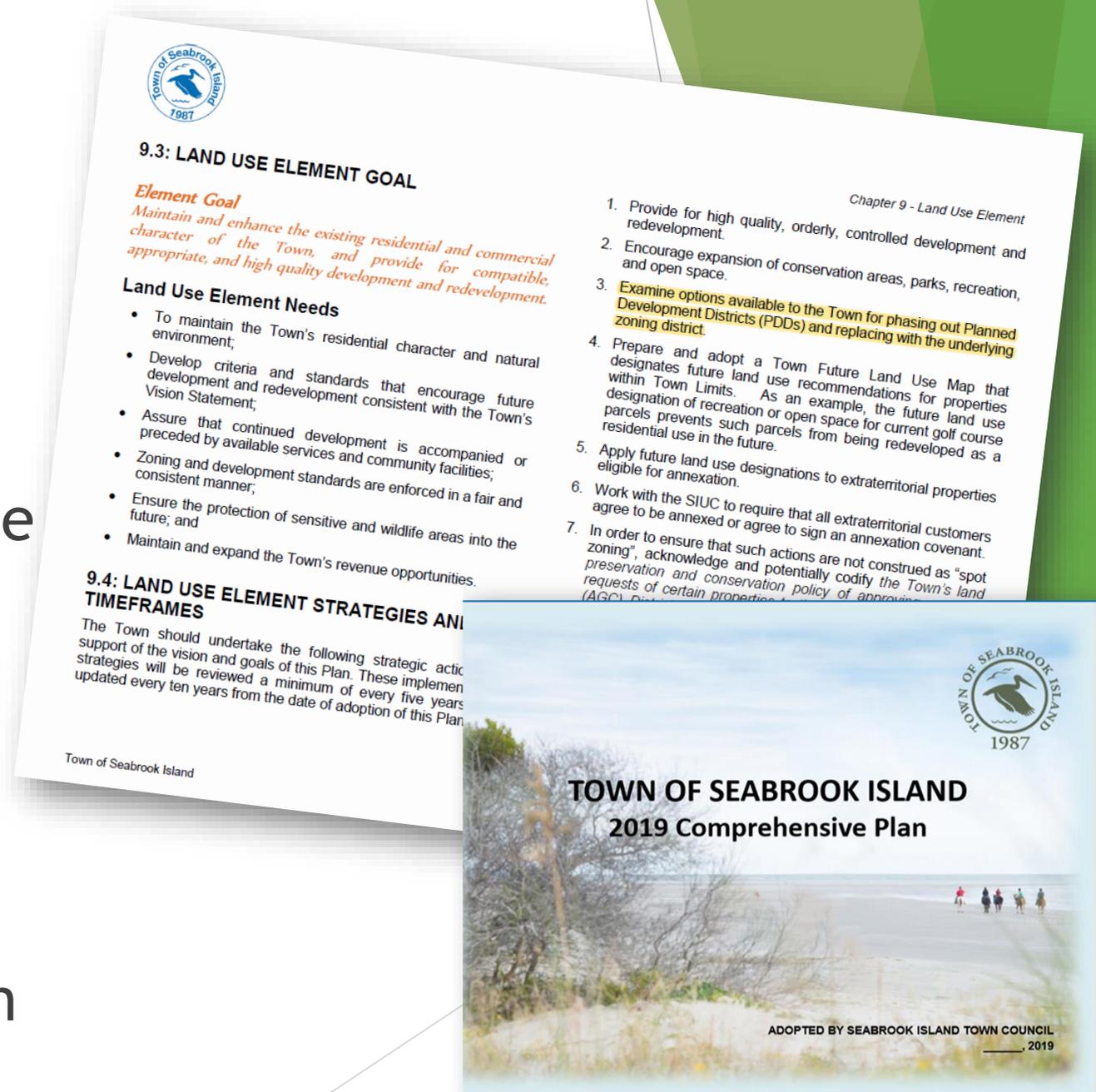
### NONCONFORMING BUILDINGS and STRUCTURES

- A. If a NONCONFORMING BUILDING or STRUCTURE is moved for any reason and for any distance, it shall be moved to a location which complies with the requirements of this ordinance, with the exception of property covered by the South Carolina Code Title 48, Chapter 39, and related laws dated July 1, 1988.
- B. Where a lawful NONCONFORMING BUILDING or STRUCTURE exists that does not conform with the requirements of this ordinance relative to, BUILDING size, LOT COVERAGE, height, SETBACKS, or parking that BUILDING or STRUCTURE may continue to be occupied and used so long as it remains otherwise lawful, subject to the following provisions:
1. No NONCONFORMING BUILDING or STRUCTURE may be enlarged or altered in a way that increases its nonconformity, except in cases in which the SETBACK of a BUILDING or STRUCTURE is NONCONFORMING by 50 percent or less of the distance required by this ordinance. Only in these cases may the NONCONFORMING SETBACK be extended along the same plane as the existing NONCONFORMING SETBACK, provided that in so doing, the SETBACK itself is not further reduced. This provision shall not, however, apply to any nonconforming setback from a beachfront, marsh, or critical line.
  2. In the event that a NONCONFORMING BUILDING or STRUCTURE is destroyed to an extent of more than 66 2/3 percent of its replacement value, it shall be reconstructed only in conformity with the provisions of this ordinance; provided, if within property under the jurisdiction of the OCRM, it may only be rebuilt with the approval of the OCRM.
- C. None of the provisions of this ordinance are meant to preclude normal repairs and MAINTENANCE on any NONCONFORMING BUILDING or STRUCTURE that would prevent strengthening or correcting an unsafe condition of the BUILDING or STRUCTURE.



## Project Goals

- Be more readable
- Eliminate redundancy and conflicting provisions
- Reorganize to make it user-friendly
- Restructure procedures to be more efficient
- Establish standards to guide decisions and improve predictability
- Facilitate improvement of properties
- Support Comprehensive Plan recommendations



## Challenges

- Existing conditions/built-out community
- Overlap w/SIPOA standards
- Transition from PD to conventional zones
- Environmental sensitivity
- Position for future opportunities



# Major Changes

## ■ Districts

### Section 3.1 Districts Established

The following zoning districts are established by this ordinance:

Category	Designation	District Name
Conservation/Recreation Districts	CP	Conservation
	RC	Recreation
	CSC	Camp St. Christopher
Residential Districts	RSF-1	Large LOT SINGLE-FAMILY
	RSF-2	Medium LOT SINGLE-FAMILY
	RSF-3	Small LOT SINGLE-FAMILY
	R-CL	SINGLE-FAMILY Cluster
	R-TH	TOWNHOME
	R-MF	MULTI-FAMILY
Support Districts	LC	Limited Commercial
	CF	Community Facilities/Services
Mixed Use District	MU	MARINA Mixed Use
OVERLAY DISTRICT	SIR	Seabrook Island Road

### Section 3.2 ZONING MAP

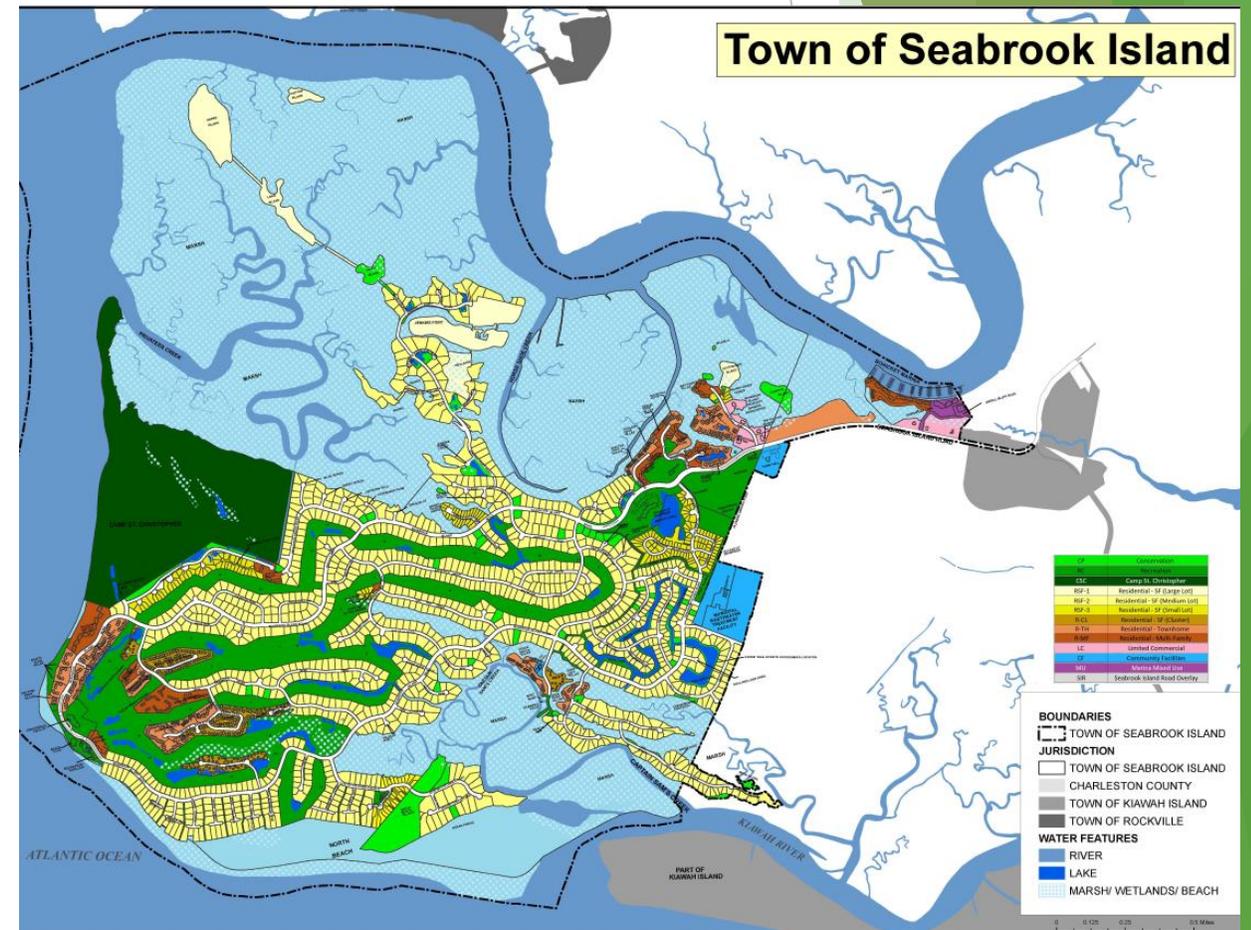
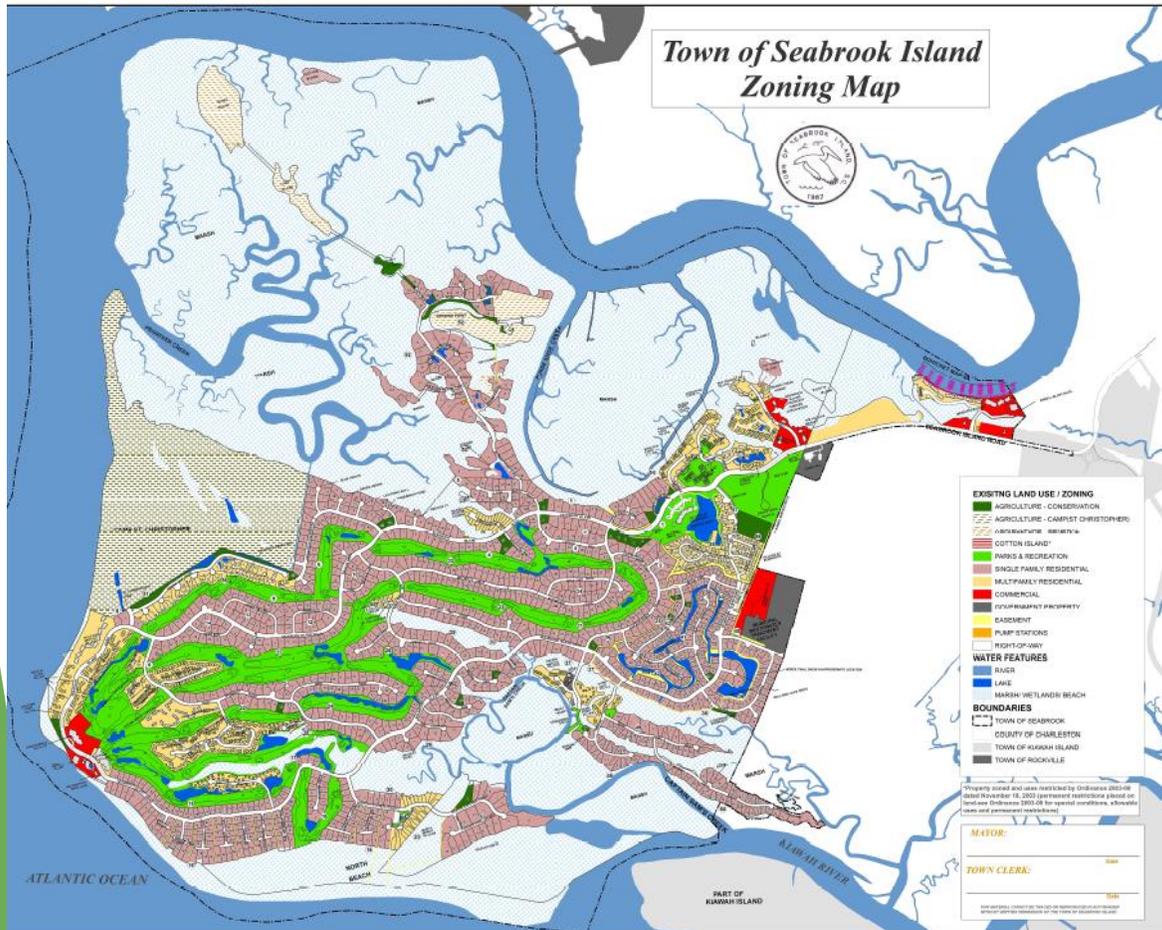
- A. **General.** The official ZONING MAP designates the location and boundaries of the various districts established in this ordinance within the TOWN of Seabrook Island. The official ZONING MAP shall be kept on file in the office of the ZONING ADMINISTRATOR and be available for public inspection during normal business hours. The original official version of the map shall be identified by the signature of the mayor and attested by the TOWN clerk. Copies of the map may be kept in hardcopy and digital form. The official ZONING MAP, together with any amendments approved pursuant to Article 19, but not yet incorporated into the map, shall be the final authority as to the status of the current zone district classification of all land within the TOWN.
- B. **Amendments.** The TOWN COUNCIL may, at its discretion or upon formal application, amend the ZONING MAP, in accordance with the amendment procedures of Article 19.

### Section 3.3 District Boundaries Interpreted

- A. Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerlines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following TOWN boundaries shall be construed as following TOWN boundaries.
- D. Boundaries indicated as approximately following the centerline of creeks, streams or rivers shall be construed as following such creeks, streams or rivers, or in the event of change in the location of creeks, streams or rivers, shall be construed as moving with the creek, stream or river.

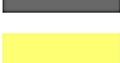
# Major Changes

- Zoning Districts



# Major Changes

- Districts

	AGRICULTURE - CONSERVATION
	AGRICULTURE - CAMP(ST CHRISTOPHER)
	AGRICULTURE - GENERAL
	COTTON ISLAND*
	PARKS & RECREATION
	SINGLE FAMILY RESIDENTIAL
	MULTIFAMILY RESIDENTIAL
	COMMERCIAL
	GOVERNMENT PROPERTY
	EASEMENT
	PUMP STATIONS
	RIGHT-OF-WAY

CP	Conservation
RC	Recreation
CSC	Camp St. Christopher
RSF-1	Residential - SF (Large Lot)
RSF-2	Residential - SF (Medium Lot)
RSF-3	Residential - SF (Small Lot)
R-CL	Residential - SF (Cluster)
R-TH	Residential - Townhome
R-MF	Residential - Multi-Family
LC	Limited Commercial
CF	Community Facilities
MU	Marina Mixed Use
SIR	Seabrook Island Road Overlay

## Major Changes

- Districts
- Criteria

Whether the sign is appropriate in size, shape and scale for its location.

Whether the sign detracts from or otherwise affects the harmonious appearance and development of the Town and/or the commercial area.

Whether the sign properly reflects the aesthetic theme of the community as a whole.

Development proposed for the proposed use minimizes potentially detrimental impacts to the site and surrounding areas and meets all other applicable requirements.

Vs.

The ZONING ADMINISTRATOR shall determine the appropriateness of a proposed SIGN based on the following criteria:

- Whether the SIGN conforms to the requirements of this article;
- Whether the SIGN construction meets applicable code requirements.

## Major Changes

- Districts
- Criteria
- Procedures

To facilitate Site Plan review, the developer shall submit a Preliminary Site Plan to the Town for review and comment by the Zoning Administration and Planning Commission. Because Preliminary Site Plan submissions are likely to contain less detailed information than Final Site Plan submissions, with the result that application of review criteria to these two submissions may yield different results, all review of Preliminary Site Plans is tentative and subject to reconsideration upon submission and review of a Final Site Plan. However, within these parameters, the Planning Commission may approve elements of a Final Site Plan submission that were tentatively approved in a Preliminary Site Plan and remain unchanged and unaffected by other changes to the proposed development.

§ 14.30.40. *Preliminary Commission Review.* The Commission shall, in a timely manner, review all preliminary site plans at a public meeting and determine whether they meet the provisions of this Ordinance and other applicable regulations. In denying approval of a preliminary site plan, the Commission shall specify in writing, how or in what respects, if at all, the applicant's site plan may be amended or supplemented in order to meet the requirements of this Ordinance. No preliminary site plan shall be approved unless and until the Commission has made findings that the application meets the following criteria:

§ 14.30.50. *Notice & Authority to Proceed.*

- (a) In denying approval of a preliminary site plan, the Commission shall specify in writing, how or in what respects, if at all, the applicant's site plan may be amended or supplemented in order to meet the requirements of this section.
- (b) Upon approval by the Commission of a preliminary site plan, the Commission will furnish the applicant with written notice of such approval and the authority to proceed with the final site plan.

## Major Changes

- Districts
- Criteria
- Procedures

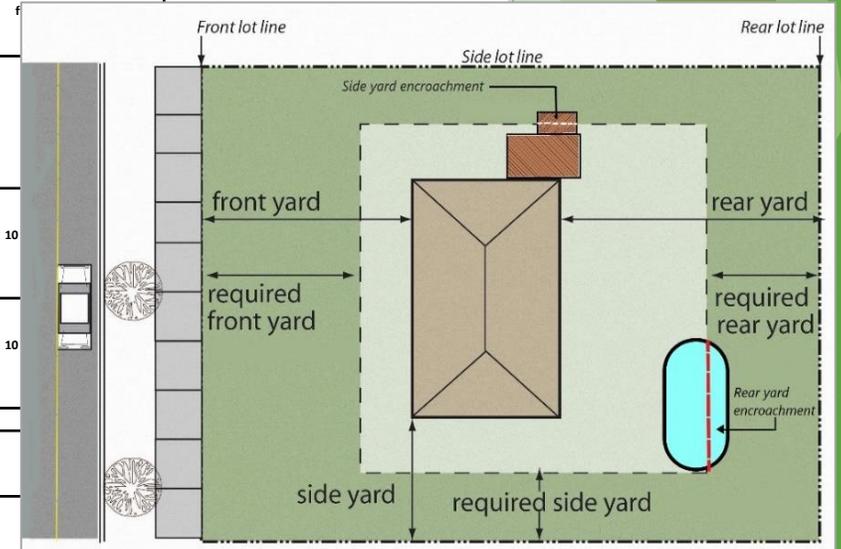
**B. Preliminary Plan Reviews.** Preliminary site plan reviews shall be performed by the PLANNING COMMISSION, as follows:

1. Copies of a complete site plan and an electronic version, in a quantity and format specified by the TOWN, shall be submitted to the ZONING ADMINISTRATOR along with an application for that purpose and a fee, as established by the TOWN COUNCIL.
2. The ZONING ADMINISTRATOR shall review the site plan for completeness, and shall obtain comments, as he or she considers necessary, from SIPOA, any outside agency, department, entity, or consultant.
3. Once the ZONING ADMINISTRATOR determines the site plan is complete, he or she shall transmit the site plan, along with comments from TOWN departments, agencies, and consultants to the PLANNING COMMISSION for consideration at its next meeting.
4. The PLANNING COMMISSION shall consider the site plan and shall either approve the site plan, as submitted, if all applicable requirements and standards have been met; approve the site plan with conditions; or deny approval of the site plan, if applicable requirements and standards have not been met. The PLANNING COMMISSION review shall be based on the requirements of this article and, specifically, the review standards of *Section 14.6*.
5. The reasons for the PLANNING COMMISSION's action shall be stated in writing and provided to the applicant.
6. The applicant or authorized representative shall be present at all meetings at which the request is to be considered. If the applicant or authorized representative is not present, the matter may be tabled. If applicant does not attend two (2) consecutive meetings, the request shall be denied without prejudice.
7. If approved, two (2) copies of the approved site plan shall be signed and dated by the ZONING ADMINISTRATOR and the applicant. One (1) copy shall be kept on file with the TOWN and one (1) copy shall be returned to the applicant or their designated representative. If the plan is approved with conditions, a revised plan, including an electronic version, shall be submitted reflecting those conditions and signed by the applicant and the PLANNING COMMISSION chairperson, prior to issuance of any permits.

# Major Changes

- Districts
- Criteria
- Procedures
- Flexibility

2-4 E, Encroachments into Required Yard SETBACKS			
Type of Feature	Allowed Encroachment into a SETBACK		
	FRONT YARD	SIDE YARD	REAR YARD
Accessory STRUCTURES	See Section 2.2A		
Accessible ramps, wheelchair lifts and similar STRUCTURES	Least encroachment necessary to meet state or federal requirements must maintain a 3-foot SIDE YARD SETBACK		
Air conditioning units, generators and other mechanical equipment <sup>1</sup>	None	5 ft.	5 ft.
		No more than 5 ft. from the BUILDING and no closer than three (3) feet to adjoining property line	
Arbors, trellises and pergolas (attached to principal BUILDING)	5 ft.	3 ft.	10 ft.
Awnings and canopies			
Balconies	5 ft.	None	10 ft.
Bay windows	3 ft.	3 ft.	3 ft.
Chimneys	3 ft.	3 ft.	3 ft.
Driveways	See Section 9.4b		
Eaves and gutters	2 foot	2 foot	2 foot
FENCES and walls	See Section 2.5 B.		
Flagpoles	Permitted up to 6 ft. from all lot lines		
Light poles (not including ground-mounted lights)	Permitted up to 6 ft. from all lot lines		
Outdoor fireplaces and pits	None	None	10 ft. but no closer than 25 ft.
Paved and brick paver PATIOS and similar at-grade STRUCTURES (not including driveways and sidewalks), un-roofed and unenclosed	10 ft.	Up to 6 ft. from a side lot line	
PORCHes, DECKs, stoops, and stairways in RSF-1 and RSF-2, uncovered and unenclosed	5 ft.	3 ft.	10
PORCHes, DECKs, stoops, and stairways in all other districts, uncovered and unenclosed	10 ft., but no closer than 20 ft. to the front lot line	3 ft.	10
Signs	See Article 13		
Swing sets and similar play STRUCTURES	None	Up to 6 ft. from a side lot line	



## Major Changes

- Districts
- Criteria
- Procedures
- Flexibility
- Format

### Sec. 7.60. - Minimum Setbacks.

Setback requirements shall apply to all lots.

#### § 7.60.10. Measurement.

§ 7.60.10.10. Corner Lots. Where a lot abuts two intersecting streets (corner lot) both front setbacks shall be observed. Lots with these measurements to a corner lot, but only one front setback, shall be deemed to have two (2) front yards and two side yards.

§ 7.60.10.11. Double Frontage Lots. Where a lot fronts on two adjoining streets double frontage lot setbacks shall be required along both streets.

§ 7.60.10.12. Lots subject to the OCRM Critical Line. Where a portion of a town ordinance requires a measurement be taken from, or established based on, the South Carolina Ocean and Coastal Resource Management critical line, such critical line measurements have been reviewed and certified by the South Carolina Ocean and Coastal Resource Management Commission in the previous three years.

§ 7.60.10.31. Notwithstanding this requirement, critical lines by their nature are dynamic and subject to change over time. As such, in the event the Town has reason to believe a critical line has been changed since its last review by the South Carolina Ocean and Coastal Resource Management Commission (even if such a review has taken place within the past three years), it may require the property owner to have the critical line reviewed again and relocated if a change has occurred, before making any determinations which require some measurement be taken from or established based on such critical line.

§ 7.60.20. Single-Family Front and Side Setbacks. Except as specified in Article 7 and Sections 7.60.20.1, 7.60.20.2, 7.60.20.3, 7.60.20.4, 7.60.20.5, 7.60.20.6, 7.60.20.7, 7.60.20.8, 7.60.20.9, 7.60.20.10, 7.60.20.11, 7.60.20.12, 7.60.20.13, 7.60.20.14, 7.60.20.15, 7.60.20.16, 7.60.20.17, 7.60.20.18, 7.60.20.19, 7.60.20.20, 7.60.20.21, 7.60.20.22, 7.60.20.23, 7.60.20.24, 7.60.20.25, 7.60.20.26, 7.60.20.27, 7.60.20.28, 7.60.20.29, 7.60.20.30, 7.60.20.31, 7.60.20.32, 7.60.20.33, 7.60.20.34, 7.60.20.35, 7.60.20.36, 7.60.20.37, 7.60.20.38, 7.60.20.39, 7.60.20.40, 7.60.20.41, 7.60.20.42, 7.60.20.43, 7.60.20.44, 7.60.20.45, 7.60.20.46, 7.60.20.47, 7.60.20.48, 7.60.20.49, 7.60.20.50, 7.60.20.51, 7.60.20.52, 7.60.20.53, 7.60.20.54, 7.60.20.55, 7.60.20.56, 7.60.20.57, 7.60.20.58, 7.60.20.59, 7.60.20.60, 7.60.20.61, 7.60.20.62, 7.60.20.63, 7.60.20.64, 7.60.20.65, 7.60.20.66, 7.60.20.67, 7.60.20.68, 7.60.20.69, 7.60.20.70, 7.60.20.71, 7.60.20.72, 7.60.20.73, 7.60.20.74, 7.60.20.75, 7.60.20.76, 7.60.20.77, 7.60.20.78, 7.60.20.79, 7.60.20.80, 7.60.20.81, 7.60.20.82, 7.60.20.83, 7.60.20.84, 7.60.20.85, 7.60.20.86, 7.60.20.87, 7.60.20.88, 7.60.20.89, 7.60.20.90, 7.60.20.91, 7.60.20.92, 7.60.20.93, 7.60.20.94, 7.60.20.95, 7.60.20.96, 7.60.20.97, 7.60.20.98, 7.60.20.99, 7.60.20.100, 7.60.20.101, 7.60.20.102, 7.60.20.103, 7.60.20.104, 7.60.20.105, 7.60.20.106, 7.60.20.107, 7.60.20.108, 7.60.20.109, 7.60.20.110, 7.60.20.111, 7.60.20.112, 7.60.20.113, 7.60.20.114, 7.60.20.115, 7.60.20.116, 7.60.20.117, 7.60.20.118, 7.60.20.119, 7.60.20.120, 7.60.20.121, 7.60.20.122, 7.60.20.123, 7.60.20.124, 7.60.20.125, 7.60.20.126, 7.60.20.127, 7.60.20.128, 7.60.20.129, 7.60.20.130, 7.60.20.131, 7.60.20.132, 7.60.20.133, 7.60.20.134, 7.60.20.135, 7.60.20.136, 7.60.20.137, 7.60.20.138, 7.60.20.139, 7.60.20.140, 7.60.20.141, 7.60.20.142, 7.60.20.143, 7.60.20.144, 7.60.20.145, 7.60.20.146, 7.60.20.147, 7.60.20.148, 7.60.20.149, 7.60.20.150, 7.60.20.151, 7.60.20.152, 7.60.20.153, 7.60.20.154, 7.60.20.155, 7.60.20.156, 7.60.20.157, 7.60.20.158, 7.60.20.159, 7.60.20.160, 7.60.20.161, 7.60.20.162, 7.60.20.163, 7.60.20.164, 7.60.20.165, 7.60.20.166, 7.60.20.167, 7.60.20.168, 7.60.20.169, 7.60.20.170, 7.60.20.171, 7.60.20.172, 7.60.20.173, 7.60.20.174, 7.60.20.175, 7.60.20.176, 7.60.20.177, 7.60.20.178, 7.60.20.179, 7.60.20.180, 7.60.20.181, 7.60.20.182, 7.60.20.183, 7.60.20.184, 7.60.20.185, 7.60.20.186, 7.60.20.187, 7.60.20.188, 7.60.20.189, 7.60.20.190, 7.60.20.191, 7.60.20.192, 7.60.20.193, 7.60.20.194, 7.60.20.195, 7.60.20.196, 7.60.20.197, 7.60.20.198, 7.60.20.199, 7.60.20.200, 7.60.20.201, 7.60.20.202, 7.60.20.203, 7.60.20.204, 7.60.20.205, 7.60.20.206, 7.60.20.207, 7.60.20.208, 7.60.20.209, 7.60.20.210, 7.60.20.211, 7.60.20.212, 7.60.20.213, 7.60.20.214, 7.60.20.215, 7.60.20.216, 7.60.20.217, 7.60.20.218, 7.60.20.219, 7.60.20.220, 7.60.20.221, 7.60.20.222, 7.60.20.223, 7.60.20.224, 7.60.20.225, 7.60.20.226, 7.60.20.227, 7.60.20.228, 7.60.20.229, 7.60.20.230, 7.60.20.231, 7.60.20.232, 7.60.20.233, 7.60.20.234, 7.60.20.235, 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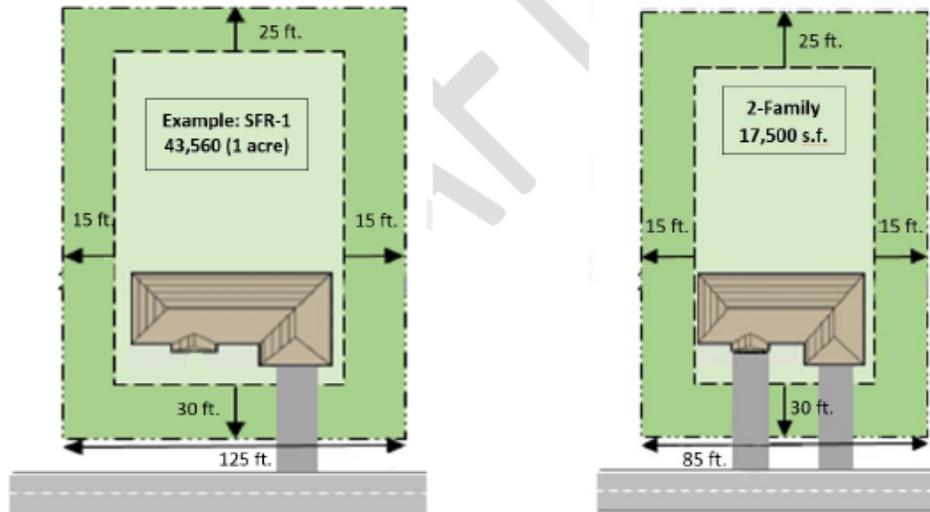
# Major Changes

- Districts
- Criteria
- Procedures
- Flexibility
- Format

B. **SETBACKS and Related Standards.** All STRUCTURES and their placement on a LOT recorded prior to the adoption of this ordinance shall conform to the minimum dimensional requirements listed in Table 5-3b. STRUCTURES erected on new LOTS, recorded on or after the adoption of this ordinance, shall conform with the requirements of Table 5-3c.

**Table 5-3b. Dimensional Requirements for LOTS Recorded Prior to \*\*\***

Zoning District	Maximum BUILDING HEIGHT (ft.)	Minimum Yard SETBACKS (ft.)					LOT COVERAG E (%)	Min. Floor Area <sup>9</sup> (sq. ft.)
		Front		Side		Rear		
		Park'g.	Bldg. <sup>10</sup>	Total	Min.			
RSF-1	36	-	30	-	15	25	35	1,200
RSF-2	36	-	30	-	15	25	40	1,000
RSF-3	36	-	30	15	7.5 <sup>12</sup>	25	50	850
RCL	36	-	20 <sup>11</sup>	-	-	13	40	9
RTH	36	20 <sup>11</sup>	20 <sup>11</sup>	12	-	13	50	9
RMF	36	20 <sup>11</sup>	30 <sup>11</sup>	12	-	13	60	9



<sup>9</sup> Minimum LIVABLE FLOOR AREA requirements are for single family detached dwellings in the RSF-1, RSF-2, RSF-3, and RSF-V districts. The minimum required LIVABLE FLOOR AREA for units in the RCL, RTH and RMF districts shall be determined by the number of bedrooms, as follows: efficiency unit – 650, 1 bedroom – 800, 2 bedroom – 1,000, 3 bedroom – 1,200. An additional 100 square feet shall be provided for each bedroom over 3.

<sup>10</sup> Average established setback shall apply, as applicable, in RSF-1, 2, and 3 Districts, per Section 5.3 C.

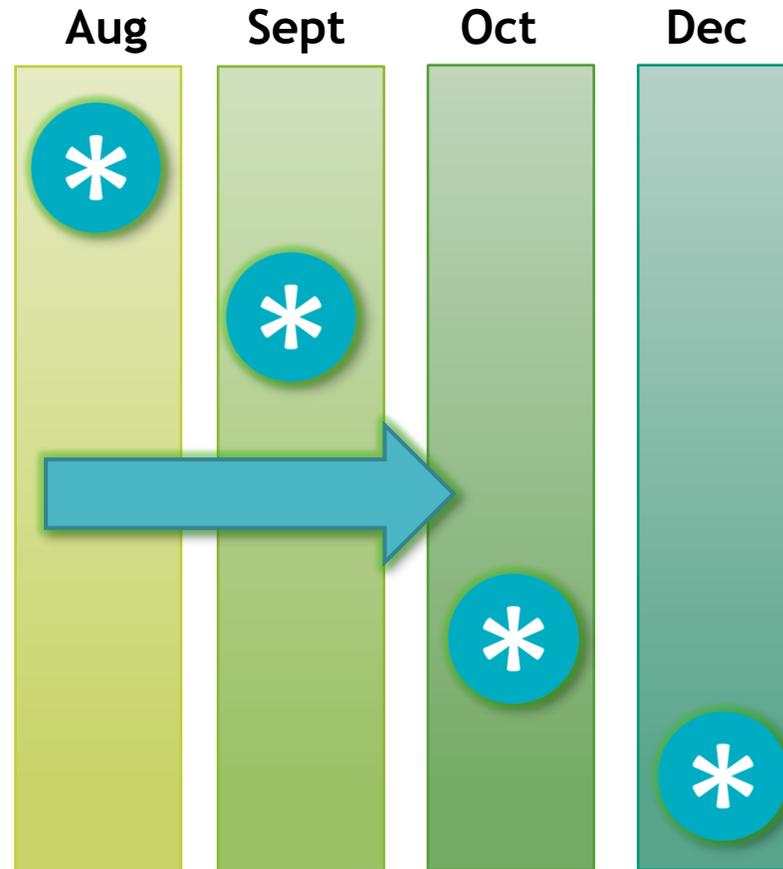
<sup>11</sup> Front setbacks shall only apply along perimeter streets, not including interior streets within a development.

<sup>12</sup> No minimum SIDE YARD shall be required; provided, a minimum separation distance of 15 feet shall be maintained between all buildings.

<sup>13</sup> No rear yard shall be required; provided, a minimum setback of 20 feet shall be required from the development's perimeter property boundary.

## Next Steps

- Public input
- Planning Commission
- Refinement
- Public Hearing
- Town Council Adoption



## Discussion

- Comments
- Questions
- Disagreement
- Anything missing
- What's most important

