

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)
TOWN OF ATLANTIC BEACH)

AN ORDINANCE TO AMEND TITLE V, CHAPTER 3 OF THE LAND MANAGEMENT ORDINANCE, ARTICLE IV ZONING DISTRICTS, DIVISION 2 BULK, DIMENSIONAL & DENSITY STANDARDS FOR THE TOWN OF ATLANTIC BEACH TO ALLOW FOR THE SUBDIVISION OF DUPLEXES IN THE R2 ZONING DISTRICT

WHEREAS, the Mayor and Town Council of the Town of Atlantic Beach duly assembled on this 13th day of September, 2021; and

WHEREAS, The Town of Atlantic Beach is empowered to amend its ordinances from time to time, and to update its Zoning Ordinance and Comprehensive Plan consistent with state law and the changing needs of the Town, in its best interests, after review by the Town Planning Commission, public notice, and public hearing; and

WHEREAS, South Carolina Code § 6-29-310 empowers an appointed municipal planning commission to hear and make recommendations on zoning changes; and,

WHEREAS, The Town Council desires to encourage more residential development within the town, including duplexes; and,

WHEREAS, The current ordinance allows for the development of duplexes, but some language prohibits the subdivision of the units; and,

WHEREAS, The Town Council may give first reading by title only, with 2nd reading to occur following public notification, full review, and a recommendation from the Planning Commission.

NOW, THEREFORE, be it enacted and ordained by the Town Council of the Town of Atlantic Beach by the power and authority granted by the State of South Carolina that the Town of Atlantic Beach Zoning Ordinance is hereby amended as follows:

**ARTICLE IV. ZONING DISTRICTS
CHAPTER 3: LAND MANAGEMENT ORDINANCE**

SECTION 5.3.420 District Standards

Parcels within the individual districts are subject to bulk, dimensional, and density standards including, but not limited to, lot size, lot width, setbacks and required yards, building height, floor area ratio, and coverage

maximums. The standards provided in Table 5.3.420A are the general requirements for the Town's zoning districts. Where the use conditions prescribed by Article V or other provisions of this Chapter establish more restrictive standards than those found in Table 5.3.420A, the more restrictive standard shall apply.


Table 5.3.420A									
District Bulk, Dimensional & Density Standards									
STANDARDS	DISTRICTS								
	CP	R2	MS1	MS1R	MS2	G	HWY	WF1	WF2
Minimum Lot Area (in square feet)	None	6,000	7,500	7,500	7,500	7,500	15,000	22,500	22,500
Minimum Lot Width (in feet)	None	50	50	50	50	50	100	150	150
Maximum Structure Height		45 feet and no more than 3 stories	55 feet and no more than 5 stories	55 feet and no more than 5 stories	85 feet and no more than 8 stories	55 feet and no more than 5 stories	55 feet and no more than 5 stories	85 feet and no more than 8 stories	165 feet and no more than 16 stories ⁽¹⁾
Maximum Building Coverage		40%	60%	50%	70%	60%	60%	60%	70%
Maximum Impervious Surface Coverage		45%	70%	60%	80%	70%	70%	65%	75%
Maximum Floor Area Ratio					1.75			1.5 ⁽¹⁾	4.0 ⁽²⁾
Density (minimum lot area in square feet per dwelling unit)									
Single-Family, attached		6,000		3,750					
Single-Family, detached		6,000		4,500					
Two-Family Dwellings		6,000 3,000	3,000	3,750					
Multi-Family		6,000	1,500	2,000	1,000		1,250	1,000 ⁽³⁾	1,000 ⁽³⁾

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 ordinance, which can be given effect without the invalid provision or application, and any such provisions are declared to be severable. All ordinances or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

EFFECTIVE DATE. This Ordinance and the moratorium issued herein shall become effective immediately upon adoption at second reading.

BE IT ORDERED AND ORDAINED by the Mayor and Town Council of the Town of Atlantic Beach, South Carolina, in assembly and by the authority thereof, this 13th day of September, 2021.

Atlantic Beach Town Council



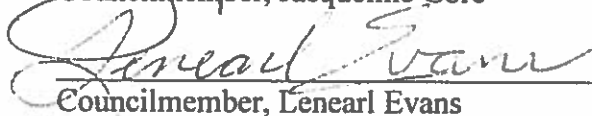
Mayor, Jake Evans



Councilmember, Josephine Isom



Councilmember, Jacqueline Gore



Councilmember, Lenearl Evans

Attest:



Town Clerk



Town Manager

First Reading: August 23, 2021

Second Reading: September 13, 2021