

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

ORDINANCE 20-2021

AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO THE GARDEN CITY OVERLAY.

WHEREAS, Horry County seeks to allow appropriate parking for certain areas of the County to meet the needs of citizens, businesses and visitors; and,

WHEREAS, Horry County seeks to further establish parking standards in residential areas of Garden City to maintain the unique character of the marsh and beach community; and,

WHEREAS, it is the desire of County Council to ensure adequate on-site parking exists to maintain the free flow of traffic and protect the health, safety and welfare of beach and residential traffic in Garden City.

NOW THEREFORE, by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

1. **Amendment of Appendix B, Zoning Ordinance. Article VII of the Horry County Code of Ordinances is amended as follows** (additions in bold text and deletions in strikethrough):

723.2 Garden City Height Overlay Zone

(A) Purpose.

The Garden City Height Overlay is established to impose a height **and parking** restrictions on all new **and redeveloping** construction in the area to prevent over development and development that is incompatible with the character of the area.

(B) Application.

The Garden City Height Overlay shall begin at the southeastern city limit line of Surfside Beach and shall terminate at the Horry County/Georgetown County Line, **as shown in the map titled Garden City Overlay. The Garden City Parking District, included within the Garden City Overlay, shall be bounded on the northeast by Oceanside Village (Bermuda Bay and Myrtlewood) subdivisions and shall terminate at Atlantic Avenue on the south. It is bounded on the west by residential properties closest to Highway 17 Business South and on the East generally by the marsh.**

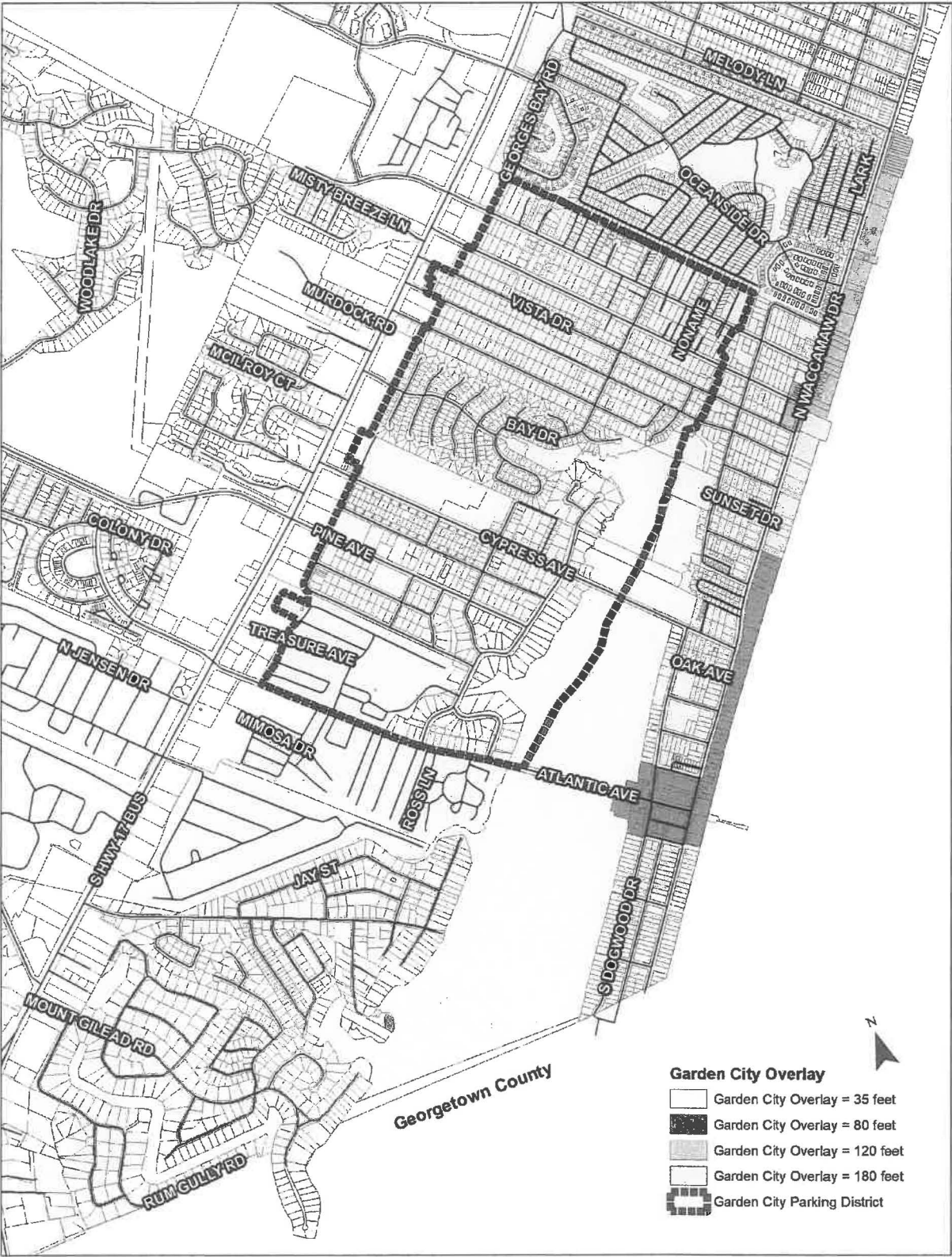
(C) Applicable Height Restrictions.

The height of all new construction within the Garden City Height Overlay shall not exceed thirty-five **feet (35') feet**, except those areas designated on the attached map, or unless rezoned as a Planned Development District (PDD). A height of up to one hundred eighty **feet (180') feet** may be approved in a PDD.

(D) Applicable Parking Restrictions.

All new and redeveloping residential construction shall submit a parking plan prior to the issuance of a building permit. The minimum parking required is one (1) space per bedroom. Parking shall meet the setbacks of the applicable zoning district (and be located entirely within the buildable area of the property) and meet the dimensional and improvement standards of Article XI.

Garden City Height Overlay



2. **Severability**: If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section, or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
3. **Conflict with Preceding Ordinances**: If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section, or part shall be deemed repealed and no longer in effect.
4. **Effective Date**: This Ordinance shall become effective upon third reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 16th day of March, 2021.

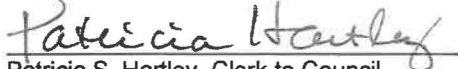
HORRY COUNTY COUNCIL


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Johnny Vaught, District 8
Danny Hardee, District 10

Attest:


Patricia S. Hartley, Clerk to Council

First Reading: February 2, 2021
Second Reading: February 16, 2021
Third Reading: March 16, 2021