

# Town Of Briarcliffe Acres

**Ordinance #2021.03**  
**1<sup>st</sup> Reading 07.19.2021**  
**2<sup>nd</sup> Reading 08.09.2021**

STATE OF SOUTH CAROLINA ) **An Ordinance to amend Ordinance #2014-08**  
COUNTY OF HORRY ) **Sec. 32-27. - Application of regulations.**  
TOWN OF BRIARCLIFFE ACRES ) *(6) Customary accessory building in residential district*

## **Sec. 32-27. - Application of regulations.**

Except as herein provided:

- (1) *Use.* With the exception of existing non-conforming uses and lots determined in accordance with the provisions of [section 32-26](#)(a)(1) through (4) and (b)(1) through (2) hereof, no building or land shall hereinafter be used and no building or part thereof shall be erected, moved, or altered unless for a use expressly permitted by and in conformity with the regulations herein specified for the district in which it is located.
- (2) *Street frontage.* No dwelling shall be erected on a lot which does not abut on at least one public street for at least 50 feet, except that lots fronting on cul-de-sacs may have a minimum road frontage of 30 feet if the lot is at least 100 feet in width at the building line.
- (3) *Corner lots.* Minimum width of side yard along an intersecting street shall be 40 feet on each street.
- (4) *One principal building on a lot.* Only one principal building and its customary accessory buildings may hereafter be erected on any lot except in the CSC district where there may be more than one principal building on a lot provided that the zoning administrator does not find them to be incompatible with each other for reasons of public health, safety and welfare.
- (5) *Reduction of lot size.* Except as may be permitted by the zoning board of appeals, no lots shall be reduced so that minimum setbacks, minimum lot area, minimum lot width, or other provisions of this chapter shall not be maintained. This section shall not apply when a portion of a lot is acquired for public purposes.
- (6) *Customary accessory buildings in residential districts.* Accessory buildings of 200 square feet or less shall not be closer than ten feet to any property line. Sec. 32-78 setbacks apply to accessory buildings over 200 square feet. The construction or replacement of accessory buildings or structures on the property cannot be started until the principal single-family building has been issued a certificate of occupancy.

(7) *Building area.* On any lot, within an R-1 residential district, the area occupied by all buildings including accessory buildings, shall not exceed 15 percent of the total area of such a lot.

(8) *Annexations.* All territory which may hereafter be annexed to the Town of Briarcliffe Acres, South Carolina, shall be considered to be in the R-1 low density residential district until otherwise classified.

(9) *Manufactured homes.* Manufactured homes are excluded from R-1, single-family districts, CP, conservation preservation districts and the CSC, church, school and community uses districts.

(10) *Home occupations.* No professional or business activities are permitted in R-1 districts.

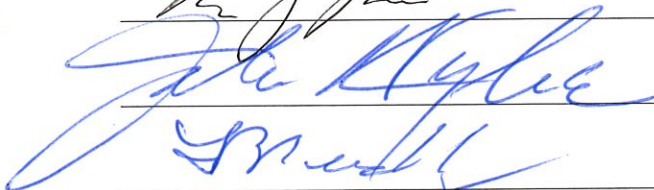
(11) *Utility services.* Any and all changes in existing services planned by any utility company shall require a building permit before proceeding. All new utility services within the VE17, AE16 and AE13 zones on the most current Flood Insurance Rate Map (No. 45051C0353F) shall be underground.

(12) *Rentals.* Rental of any single-family dwelling for a period of less than six consecutive months constitutes a commercial activity and is prohibited within the town.



Mayor

Council:



Attest:



Town Clerk