
1 **2018-64 (1ST READING): AN ORDINANCE TO AMEND THE CLEMSON TRACT PUD**
2 **ORDINANCE 2007-45, TO UPDATE THE EXHIBITS TO REFLECT CURRENT**
3 **DEVELOPMENT, AND REMOVE THE REQUIREMENT FOR PORCHES AND ALLEY-FED**
4 **DEVELOPMENT.**

5 **Applicant/Purpose:** Lennar Carolinas (Walter Warren agent) / to update the Clemson Tract
6 PUD to reflect current market demands.
7

8 **Brief:**

- 9 • The PUD is 257 +/- acres adjacent to the former Air Force Base.
- 10 • Applicant desires to amend the PUD to meet current market demands.
- 11 • Exhibits in the PUD need updating due to regional work on stormwater management,
12 changes in land use plans, & local design work of existing neighborhoods.
- 13 • PC recommends approval (6-0). PC recommends developer complete the trail system
14 w/ minimal tree removal. PC asked staff to review the stormwater design & to remove
15 certain type signs & banners that aren't allowed in other parts of the city.
16

17 **Issues:**

- 18 • Due to market demand the applicant does not wish to build traditional urban
19 neighborhoods w/ alley-loaded rear garages. Currently the PUD requires 50% of the
20 development to be alley-loaded.
- 21 • Due to market demand the applicant also does not wish to include porches on all new
22 homes in the development.
 - 23 ○ PUD requires porches that are 8' deep.
 - 24 ○ Applicant desires flexibility to build porches at a reduced depth & as desired by
25 customer rather than by requirement.
- 26 • Applicant proposes increasing the permitted 3' side setback (per the existing PUD) to
27 5', to reflect current practice.
- 28 • When front entry garages are being used, the applicant proposes a 19' minimum setback
29 from the property line.
30

31 **Public Notification:** Legal ad ran; 73 letters sent; signs posted. Residents expressed concerns
32 w/ development near wetland areas; asked questions & expressed concerns about the trail
33 system; complained about HOA issues.
34

35 **Alternatives:**

- 36 • Modify the request.
- 37 • Deny the proposed ordinance.
38

39 **Financial Impact:** Typical impacts of future development: construction & utility fees, business
40 license revenues, & property taxes. There will also be the traditional operational increases
41 associated w/ service delivery.
42

43 **Manager's Recommendation:** I recommend 1st reading.
44

45 **Attachment(s):** Staff report, proposed ordinance.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57

CITY OF MYRTLE BEACH)
COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

ORDINANCE TO AMEND THE CLEMSON TRACT
PLANNED UNIT DEVELOPMENT (PUD),
ORDINANCE 2007-45, TO UPDATE THE
EXHIBITS TO REFLECT CURRENT
DEVELOPMENT, AMEND THE DEFINITION OF
A PORCH, AND REMOVE THE REQUIREMENT
FOR PORCHES AND ALLEY-FED
DEVELOPMENT

IT IS HEREBY ORDAINED that the Clemson Tract Planned Unit Development (PUD), pages 1 – 39,
are amended as attached.

IT IS FURTHER ORDAINED that the listed exhibits of the Clemson Tract Planned Unit Development
are replaced by the attached exhibits of the same title:

- EXHIBIT A VICINITY MAP
- EXHIBIT B BOUNDARY PLAT
- EXHIBIT C TOPOGRAPHY EXHIBIT
- EXHIBIT D CONTEXT PLAN
- EXHIBIT E CONCEPTUAL MASTER PLAN
- EXHIBIT G STREET FRAMEWORK PLAN
- EXHIBIT H CONCEPTUAL LOT LAYOUT PLAN
- EXHIBIT J LAND USE CONDITIONS Single Family Residential Detached
- EXHIBIT L TOWNHOUSE PLOT PLAN
- EXHIBIT S RELATIONSHIP OF GARAGE TO STREET
- EXHIBIT T GLOSSARY

IT IS FURTHER ORDAINED that the following exhibits of the Clemson Tract Planned Unit
Development are added to the PUD:

- EXHIBIT U CONCEPTUAL MASTER SEWER PLAN
- EXHIBIT V CONCEPTUAL MASTER STORMWATER EXHIBIT
- EXHIBIT W GLOSSARY
- EXHIBIT X0 SIGN MASTER PLAN
- EXHIBIT X1 MAJOR ENTRANCE
- EXHIBIT X2 MINOR ENTRANCE

This ordinance shall become effective upon adoption.

ATTEST:

Brenda Bethune, Mayor

Jennifer Stanford, City Clerk

1st Reading: _____
2nd Reading: _____

1	APPLICANT	Lennar Carolinas/Thomas & Hutton, agents
2		
3	REQUESTED ACTION	To amend the Clemson Tract PUD
4		
5	REASON FOR REQUEST	To update exhibits, remove requirements for alley-loaded lots, and amend porch requirements.
6		
7		
8	SITE LOCATION	Along Coventry Blvd between Hwy 17 and the Centre Pointe Development
9		
10		
11		
12	ALTERNATIVES TO APPROVAL	Recommend denial. Recommend alternative amendments.
13		
14		
15	FINANCIAL ANALYSIS:	Increase in building code fees; continuing development adds residents to the city, requiring additional services.
16		

17
18 **ANALYSIS**

19
20 *Section 403 of the Zoning Ordinance lists the following factors, which should be part of the information considered when evaluating requests to change the Zoning Ordinance Text or Map.*

21
22 **Section 403.A.** Whether or not the requested zoning change is [1] consistent with the Comprehensive Plan or [2] is justified by an error in the original ordinance.

- 23
24
- [1] **Affirmative.** The Comprehensive Plan proposes mixing of residential and appropriate commercial uses; this application does include steps to achieve that goal.
 - [2] **No.** There are no errors in the original ordinance addressed in this application; there are conflicts, however, with development on the ground and the text of the PUD.

25
26
27
28
29 **Section 403.B.** – The precedents, and the possible effects of such precedents, which might result from approval or denial of the petition.

- 30
31
- Denial of the proposed amendments would change the development patterns currently in use in the Clemson Tract PUD.

32
33
34 **Section 403.C.** – The capability of the city or other government agencies to provide any services, facilities or programs that might be required if the petition were approved.

- 35
36
- City agencies are currently able to provide services, facilities and/or programs to the development. Future growth in the area will require additional fire, police, and public works staffing and/or apparatus.

37
38
39
40 **Section 403.D.** Effect of approval of the petition on the condition or value of property in the city.

- 41
- Effect on subject property: increase in value.
 - Effect on surrounding property: no discernible impact on value; increase in potential traffic conditions is anticipated.

42
43
44
45 **Section 403.E.** Effect of approval of the petition on adopted development plans and policies of the City.

46
47

- Petition is in compliance with sections of the comprehensive plan. Other sections, such as the support for continuation of mixed-uses in residential areas, have been amended in this area via previous actions (subdivision, text amendment, etc).
- Petition will change design standards for the development.

Relevant Comp Plan Citations:

Neighborhoods

Continue to support neighborhoods with appropriate facilities and connections.

Action: The Planning Commission, with assistance from Planning and other appropriate City Departments including the Zoning Administrator, works with neighborhood organizations, property owners, and developers to review regulations. The Planning Commission recommends any necessary revisions to City Council for adoption.

Time frame: Ongoing.

Potential funding source: No funding needed.

Continue to support and provide opportunities for the continuation of mixed-uses in the residential areas.

Action: The Cultural and Leisure Services Department and the YMCA work together to meet the recreation needs for residents. The Planning Commission will continue to support opportunities for compatible mixed uses such as the new YMCA center, Grand Strand Regional Medical Center, restaurants, small businesses, retirement and congregate care centers in all neighborhood planning areas.

Time frame: Immediate and ongoing.

Potential funding source: No funding needed.

Continue to encourage quality development that helps to increase the value of property in the city.

Action: The City establishes design guidelines and standards for new development that are consistent with the goals of the Comprehensive Plan. The design guidelines are specific to types of development and the location of development within street corridors, districts, or centers. The guidelines will provide direction relative to site planning, architectural character and treatment, landscaping, signs, on-site lighting, and other related design and community appearance concerns. The new guidelines are illustrated and establish a vocabulary to be used in both development and redevelopment projects. The vocabulary ensures continuity of character throughout the neighborhood planning area. The Planning Commission, with assistance from the Community Appearance Board and the Planning Department, develops design guidelines and standards and sends to City Council for consideration.

Time frame: Immediate and ongoing.

Potential funding source: No funding needed.

Land Use

Encourage infill development within residential neighborhoods that is compatible relative to density and unity type using design guidelines that address density, massing, architecture, building materials, building setbacks, and screening.

1 *Action: The Planning Commission, with assistance from the Planning and other*
2 *appropriate departments and the zoning administrator, works with neighborhood*
3 *organizations to develop plans. The Planning Commission*
4 *recommends the plans to City Council for adoption.*

5 *Time frame: Short term.*

6 *Potential funding source: No funding needed.*

7
8 **Reduce the city's carbon footprint.**

9 *Action: The Planning and other appropriate departments, working with appropriate*
10 *Federal, State, and local agencies will develop a climate action plan including strategies*
11 *such as solar power and wind energy that reduces electricity demand, since virtually all*
12 *of the city's electricity comes from coal, and most experts believe coal must be phased*
13 *out as a fuel source by 2030 or dangerous climatic events, like rising sea level,*
14 *droughts, fires, etc. may become unstoppable.*

15 *Time frame: Immediate and ongoing.*

16
17
18 **STAFF COMMENTS**

19
20 **Construction Services:** supports uniform design standards

21 **Planning:** See report

22 **DPW:** No comments outside of work underway with developer regarding trails

23 **Parks, Fire:** No concerns.

24 **Police:** This development will require additional police hires.

25
26 **DISCUSSION**

27
28 This application to amend the Clemson Tract PUD makes changes to the PUD design
29 standards that the applicant has already changed in action. Specifically, it updates the exhibits
30 with the current street and lot layouts of developments already approved; the abandonment of
31 alley-loaded design; and removal of the requirement to have porches that offset garage
32 domination in the front of homes.

33
34 The original PUD vision was for a traditional urban neighborhood style similar to the one that
35 has been implemented successfully in the Market Common's Sweetgrass Square and similar
36 neighborhoods. The applicant's market analysis and development plan, however, supports a
37 standard urban/suburban subdivision design of properties backing up to each other and homes
38 with garages in the front of the home, reduced setbacks between the homes, and reduced front
39 yard setbacks (but not so that the parking pad in the driveway is impacted). This design style
40 was implemented in the neighboring Centre Pointe PUD through multiple text amendments.
41 The applicant has requested a change to the porch requirements. In conversation with the
42 applicant's agent, it was clarified that the applicant does not want to "do away" with porches –
43 they instead would rather the new homeowner have a choice for porch or no porch, without it
44 being mandated by code.

45
46 **CHANGES AND/OR INFORMATION NEEDED:**

47 Page 17 Amend minimum side yard setback to 5 feet for single family detached

48 Page 35 Need clarification on how the applicant will connect their developments in
49 Clemson Tract PUD to their developments in Centre Pointe PUD.

1
2
3
4
5
6
7
8
9
10
11
12
13

Update: the applicant has stated they are working with City staff to finish designs for the trail connections.

Page 45

Amend side yard setbacks to 5 feet

Page 49

Exhibit L Townhouse Plot Plan – other such diagrams show separation minimums between buildings. This exhibit could be improved with minimum setbacks between townhome buildings. Update: the applicant included language on Exhibit L that stated the separation would be 20' between buildings, 10' from front property line (except for garages, which would be at least 19' from the property line), and 5' from the rear property line.

CLEMSON TRACT PUD

TABLE OF CONTENTS

Section 1 – Purpose of Planned Unit Development
Section 2 – Location of Planned Unit Development
Section 3 – Permitted Uses
Section 4 – Conditional Uses (Reserved)
Section 5 – Accessory Uses (Reserved)
Section 6 – Dimensional Requirements (lot, yard, height and coverage requirements)
Section 7 – Parking Standards
Section 8 – Landscaping/ Buffering/ Open Space Requirements
Section 9 – Lighting Standards
Section 10 – Signage Requirements
Section 11 – Special Requirements
Section 12 – Technical Design Criteria
Section 13 – Public Improvements
Section 14 – Phasing Plan & Construction Schedule
Section 15 – (Reserved)
Section 16 – Enactment Provision and Signature Lines, as follows:
Section 17 – Exhibits, Maps, Plats, Illustrations, etc. Specifically Referenced Within the PUD Ordinance
EXHIBIT A: VICINITY MAP
EXHIBIT B: BOUNDARY PLAT
EXHIBIT C: TOPOGRAPHY EXHIBIT
EXHIBIT D: CONTEXT PLAN
EXHIBIT E: CONCEPTUAL MASTER PLAN
EXHIBIT F: LANDUSE DISTRICTS FRAMEWORK PLAN
EXHIBIT G: STREET FRAMEWORK PLAN
EXHIBIT H: CONCEPTUAL LOT LAYOUT PLAN
EXHIBIT I - N: LANDUSE CONDITIONS -
EXHIBIT O - R: ROAD SECTIONS
EXHIBIT S: RELATIONSHIP OF GARAGE TO STREET
EXHIBIT T: GLOSSARY
<u>EXHIBIT U: CONCEPTUAL MASTER SEWER PLAN</u>
<u>EXHIBIT V: STORMWATER MASTER PLAN</u>
<u>EXHIBIT W: GLOSSARY</u>
<u>EXHIBIT X0: SIGNAGE MASTER PLAN</u>
<u>EXHIBIT X1: MAJOR ENTRANCE</u>

- 1
- 2
- 3
- 4
- 5
- 6

EXHIBIT X2: MINOR ENTRANCE
EXHIBIT X3: AMENITY BURMA SHAVE SIGN
EXHIBIT X4: BREEZE WAY FLAG
EXHIBIT X5: DOUBLE SIDED SIGN

1 **SECTION 1 – PURPOSE OF PLANNED UNIT DEVELOPMENT**

2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

Section 101. Purpose and Intent Statement.

The purpose of the planned unit development district is to provide a method by which tracts of land within this tract shall be developed as a unit, rather than on a lot-by-lot basis as provided in the Zoning Ordinance. It is intended to provide maximum design freedom by permitting the Developers an opportunity to more fully utilize the physical characteristics of the site through the reduction of lot sizes, yards, height and bulk restrictions and the planned mix of uses. Through the requirement of the development plan, it is the Developer's intention that property under the PUD title will be developed through a unified design providing continuity among the various elements resulting in an optimum living and working environment. This PUD, as an official Zoning Ordinance of the City of Myrtle Beach, will allow for the flexibility required by the creation of a large mixed-use development. In addition, this PUD Ordinance provides assurances to the City and to the public that the impacts from the development on surrounding properties, developments and public facilities are well planned and well managed, and that any possible negative impacts are minimized.

The following standards and procedures for this planned unit development are in accordance with the following objectives:

To allow flexibility in land development necessary to meet changes in technology and demand; and

To allocate, maintain, and preserve common open space, recreation areas and facilities; to offer neighborhood recreational opportunities; to enhance the appearance of neighborhoods through the conservation of natural resources; and

To provide a maximum choice in the type of environment available by permitting a development that would not be allowed by other zoning districts.

The site consists of a parcel comprising of 257 acre tract of land that is adjacent to the former Myrtle Beach Air Force Base. The land uses allowed under this PUD will be arranged in such a manner to provide the residents "Development" and the City of Myrtle Beach a clear "sense of community" by providing consistent positive design relationships between the proposed land uses. This Development has been designed with awareness and sensitivity to the surrounding land uses. Further, appropriate landscaping and tree preservation areas, buffers and screens, pedestrian and vehicle transportation links will be provided to the surrounding communities.

The provisions of this Ordinance shall apply to the entire property (257 +/- acres).

All development within the PUD will be regulated by the terms of this Ordinance and by any Development Agreement entered into by Myrtle Beach Development IV LLC, and any successor in title and the City of Myrtle Beach, South Carolina (the "City"), and, except as varied in this Ordinance or any Development Agreement, will be consistent with the requirements of the City of Myrtle Beach Zoning Regulations, Codes and Ordinances.

1 SECTION 2 – LOCATION OF PLANNED UNIT DEVELOPMENT

2
3 Section 201. Legal Description.

4
5 ALL AND SINGULAR, THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH ANY IMPROVEMENTS
6 THEREON; SITUATE, LYING AND BEING IN SOCASTEE TOWNSHIP, COUNTY OF HORRY, STATE OF
7 SOUTH CAROLINA, BEING BOUNDED ON THE NORTH BY BURROUGHS AND CHAPIN COMPANY, INC.,
8 ON THE EAST BY THE CITY OF MYRTLE BEACH AND AYLON, LLC, ON THE SOUTH BY MEPNJ LIMITED
9 PARTNERSHIP AND CDJ LIMITED PARTNERSHIP, ON THE WEST BY U.S. HIGHWAY 17 BYPASS
10 (PUBLIC R/W VARIES) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

11
12 BEGINNING AT A 5/8" REBAR FOUND, LOCATED ON THE EASTERN EDGE OF RIGHT-OF-WAY OF U.S.
13 HIGHWAY 17 BYPASS (PUBLIC R/W VARIES), HAVING A SOUTH CAROLINA STATE PLANE
14 COORDINATE VALUE OF NORTHING = 674,536.17 EASTING = 2,618,204.77 FEET NAD 83(86), BEING
15 THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID
16 EASTERN EDGE OF RIGHT-OF-WAY OF U.S. HIGHWAY 17 BYPASS, ALONG THE LANDS OF
17 BURROUGHS & CHAPIN COMPANY, INC., A BEARING OF N 59°58'06" E, A DISTANCE OF 18.75 FEET
18 TO A 5/8" REBAR SET; THENCE A BEARING OF N 79°39'06" E, A DISTANCE OF 1117.20 FEET TO A
19 CONCRETE MONUMENT #33C FOUND; THENCE ALONG THE LANDS OF THE CITY OF MYRTLE
20 BEACH, A BEARING OF S 00°30'34" W, A DISTANCE OF 299.92 FEET TO A 5/8" REBAR FOUND;
21 THENCE ALONG THE LANDS OF AYLON, LLC, A BEARING OF
22 S 00°33'25" W, A DISTANCE OF 310.32 FEET TO AN ALUMINUM MONUMENT #48B FOUND; THENCE A
23 BEARING OF S 00°33'25" W, A DISTANCE OF 586.40 FEET TO AN ALUMINUM MONUMENT #48A
24 FOUND; THENCE A BEARING OF S 00°33'25" W, A DISTANCE OF 612.46 FEET TO A CONCRETE
25 MONUMENT #33B FOUND; THENCE A BEARING OF S 46°13'25" E, A DISTANCE OF 627.50 FEET TO AN
26 ALUMINUM MONUMENT #47B FOUND; THENCE A BEARING OF S 46°13'25" E, A DISTANCE OF 623.16
27 FEET TO AN ALUMINUM MONUMENT #47A FOUND; THENCE A BEARING OF S 46°11'56" E, A
28 DISTANCE OF 619.86 FEET TO A CONCRETE MONUMENT #33A FOUND; THENCE ALONG THE LANDS
29 OF MEPNJ LIMITED PARTNERSHIP, A BEARING OF S 59°22'59" W, A DISTANCE OF 2647.69 FEET TO A
30 3/4" IRON PIPE FOUND; THENCE ALONG THE LANDS OF CDJ LIMITED PARTNERSHIP, A BEARING OF
31 S 59°23'46" W, A DISTANCE OF 3602.09 FEET TO A 3" IRON PIPE FOUND; THENCE A BEARING OF N
32 31°00'57" W, A DISTANCE OF 53.29 FEET TO A 5/8" REBAR FOUND LOCATED ON THE EASTERN EDGE
33 OF RIGHT-OF-WAY OF U.S. HIGHWAY 17 BYPASS (PUBLIC R/W VARIES); THENCE ALONG SAID
34 EASTERN EDGE OF RIGHT-OF-WAY OF U.S. HIGHWAY 17 BYPASS, A BEARING OF N 30°43'06" E, A
35 DISTANCE OF 825.73 FEET TO A 1/2" REBAR FOUND; THENCE A BEARING OF N 31°52'53" E, A
36 DISTANCE OF 1800.05 FEET TO A 1/2" REBAR FOUND; THENCE A BEARING OF N 37°51'59" E, A
37 DISTANCE OF 96.17 FEET TO A 1/2" REBAR FOUND; THENCE ALONG A CURVE TO THE LEFT, A
38 CHORD BEARING OF N 24°01'01" E, A CHORD DISTANCE OF 3160.22 FEET, (DELTA= 15°42'00",
39 RADIUS= 11569.16 FEET, ARC= 3170.13 FEET) TO A 5/8" REBAR FOUND; THENCE A BEARING OF N
40 16°14'05" E, A DISTANCE OF 164.34 FEET TO A 5/8" REBAR FOUND; THENCE A BEARING OF N
41 73°45'55" W, A DISTANCE OF 10.06 FEET TO A 5/8" REBAR FOUND; THENCE A BEARING OF N 16°08'55"
42 E, A DISTANCE OF 200.03 FEET TO A 5/8" REBAR SET; THENCE A BEARING OF N 73°51'05" W, A
43 DISTANCE OF 10.37 FEET TO A 5/8" REBAR FOUND; THENCE A BEARING OF N 16°08'55" E, A
44 DISTANCE OF 400.05 FEET TO A 5/8" REBAR SET; THENCE A BEARING OF S 73°51'05" E, A DISTANCE
45 OF 20.43 FEET TO A 5/8" REBAR FOUND; THENCE A BEARING OF N 16°08'55" E, A DISTANCE OF 98.62
46 FEET TO A 5/8" REBAR FOUND AND POINT OF BEGINNING AND CONTAINING 257.144 ACRES±
47 (11,201,186 S.F.±).
48

1 **SECTION 3 – PERMITTED USES**

2

3 **Section 301. Proposed Description and Appearance.**

4

5 This project is primarily designed to facilitate commercial and residential areas including, but, not limited to:
6 commercial uses, such as various types of service, including administrative, advisory, amusement, business,
7 personal, religious, day care, health care, public facilities, retail, transient accommodations including conference
8 and hotel facilities, transportation, and communication facilities; multi-uses including a preferred mix of retail,
9 residential, service, institutional, office, financial, personal service, transportation, amusement services,
10 accessory buildings and uses, transportation services, supporting infrastructure; designated natural areas, open
11 spaces and recreation areas as indicated on the Land Use Plan located in Section 17.

12

13

14

1 **Section 303. Permitted Uses.**

2
3 **COMMERCIAL**

4
5 *Administrative Service*

- 6 Administrative Center
- 7 Employee Relations Office
- 8 Employment Agency
- 9 Governmental Administration
- 10 Mobile Temporary Facility
- 11 Non-Profit Organization
- 12 Professional Space and General Offices
- 13 Political Campaign Office
- 14 Social Service Agency

15
16 *Advisory Service*

- 17 Architectural Service
- 18 Art Service
- 19 Bank and Financial Institution
- 20 Building Contractor
- 21 Counseling/Consulting Service (General)
- 22 Credit Reporting Service
- 23 Engineering Consultant
- 24 Environmental Consultant
- 25 Financial Consultant
- 26 Insurance
- 27 Interior Design Consultant
- 28 Investigative Service
- 29 Investment/Tax Consultant
- 30 Land Planning Consultant
- 31 Landscape Architectural Service
- 32 Legal/Attorney
- 33 Loan/Financial Agency
- 34 Market Research
- 35 Media
- 36 Notary Public
- 37 Optician
- 38 Personal Instruction
- 39 Planning Consultant
- 40 Publisher
- 41 Real Estate Agency
- 42 Stock Broker

43
44 *Amusement Service*

- 45 Arts and Display
- 46 Automobile/Motorcycle Rental
- 47 Aviary
- 48 Bowling Alley
- 49 Cultural Center
- 50 Farmers Market
- 51 Game Arcade
- 52 Indoor Skating Rink
- 53 Miniature Golf
- 54 Moped rentals
- 55 Museum
- 56 Sculpture Garden
- 57 Serpentarium
- 58 Theater
- 59 Visitor Center

60

- 1 *Business Center*
- 2 Accounting and Auditing
- 3 Advertising
- 4 Financial Service
- 5 Messenger/Courier Service
- 6 Reproduction/Stenographic Service
- 7 Sales/Marketing Center
- 8
- 9 *Day Care*
- 10 Adult
- 11 Child
- 12 Elderly
- 13
- 14 *Health Care*
- 15 Assisted Living
- 16 Chiropractor
- 17 Emergency Center
- 18 Clinic
- 19 Massage Therapist (Non-Adult) operating from 7 a.m. to 10 p.m
- 20 Medical (to include all types of Medical Doctors, and Dentists)
- 21 Medical Facility
- 22 Out-Patient Surgery
- 23 Psychiatric/Psychology Consultant
- 24 Veterinarian/Animal Hospital
- 25
- 26 *Personal Service*
- 27 Appliance and Electrical Repair
- 28 Art Service
- 29 Art Studio
- 30 Bar, Nightclub, Tavern
- 31 Bed and Breakfast
- 32 Car Wash, Automatic, Full-Service, or Self-Service
- 33 Catering
- 34 Coffee Shop
- 35 Computer Sales, Supply, Service
- 36 Confectionery/Sundries/Ice Cream Parlor
- 37 Convenience Store (including Gas Service)
- 38 Day-Care (Children and Adult)
- 39 Delicatessen
- 40 Dress Making and Tailor Shop
- 41 Formal Wear Sale/Rental
- 42 Gymnastics, Martial Arts School and Studio
- 43 Hairstyling/Beauty/Salon/
- 44 Barber Shop/Manicurist
- 45 Health Club/Spa/Studio/
- 46 Gymnasium
- 47 Interior Decorating Sales/ Service
- 48 Kennel/Pet Boarding and Grooming (Indoor Only)
- 49 Landscape Maintenance
- 50 Laundromat
- 51 Laundry and Dry-cleaning Pickup (where work is not performed on the premises)
- 52 Mail and Parcel Center
- 53 Music, Art, Dancing School/ Studio
- 54 Optical Goods
- 55 Party Supplies Sales and Rental
- 56 Photographic Service/Supply
- 57 Photography Studio
- 58 Public Relations Service
- 59 Private Social Club or Lodge
- 60 Repair Shop (such as Jewelry, Shoe, Hat Cleaning)

- 1 Restaurant
- 2 Service Uses (customarily incidental to Hotels, Motels, Transient Accommodations,
- 3 Golf and Retail Facilities)
- 4 Tailor/Seamstress Shop
- 5 Telephone Answering/ Telemarketing
- 6 Tutorial Service
- 7 Travel Agency
- 8
- 9 *Public Facility and Land Use*
- 10 Bike and Leisure Trail
- 11 Lake
- 12 Library
- 13 Post Office
- 14 Park and Amenities
- 15 Fire/Police/EMS
- 16 Recreation Facility Maintenance
- 17 School
- 18 Sports Facility
- 19 Swim Facility
- 20 Tennis Facility
- 21 Welcome Center
- 22
- 23 *Religious Service and Development*
- 24 Assembly Hall
- 25 Cemetery
- 26 Church
- 27 Fellowship Hall
- 28 Funeral Home
- 29 Memorial Gardens
- 30 Place of worship
- 31
- 32 *Retail*
- 33 Antique or Curio Shop
- 34 Apparel and Accessory
- 35 Art Gallery
- 36 Art Supply
- 37 Automotive Parts and Accessories
- 38 Baby Goods and Supply
- 39 Bakery (Retail)
- 40 Bicycle Sales and Service
- 41 Building Supply/Lumber Yard
- 42 Candy Shop
- 43 Card/Gift Shop
- 44 Carpet/Flooring Supply
- 45 Clothing (Retail)
- 46 Cosmetic
- 47 Craft
- 48 Department or Dry Goods
- 49 Drugstore/Pharmacy
- 50 Fabric and Drapery
- 51 Feed and Seed
- 52 Flower/Florist
- 53 Food Market (including Open Air Market)
- 54 Frame Shop
- 55 Furniture
- 56 Garden and Lawn Supply
- 57 Gasoline Service Station
- 58 Gift/Novelty/Souvenir Shop
- 59 Golf/Sporting Goods Shop
- 60 Gourmet Food

1	Grocery, Vegetable, Fruit, and Meat Market
2	Hardware
3	Hobby/Toy/Game
4	Home Furnishing
5	Household Appliance/Goods
6	Jewelry
7	Kitchenware
8	Lighting Fixture
9	Liquor Store
10	Luggage/Leather Goods
11	Music and Record Shop
12	News/Books (Non-Adult)
13	Office Supply
14	Paint/Glass/Wallpaper
15	Perfumery
16	Pet Sales/Grooming
17	Sandwich Shop
18	Service Uses (customarily incidental to Retail Facilities)
19	Shoe Sales
20	Specialty Food
21	Sporting Goods
22	Stationery
23	Tack/Riding Supply
24	Tobacconist
25	Toy (Non-Adult)
26	TV and Electronic Appliance
27	Used Merchandise/ Consignment/Thrift
28	Video Sale/Rental (Non-Adult)
29	
30	<i>Transient Accommodations</i>
31	Conference Center
32	Extended Stay
33	Guest House
34	Hotel/Motel
35	Inn
36	Lodge
37	Service Uses (customarily incidental to Hotels, Motels, Transient Accommodations)
38	
39	<i>Transportation/Communication</i>
40	Auto Service, Fuel and Repair (Excluding Salvage Yards)
41	Movie, Music, Radio or Other Electronic Media
42	Production/Studio/Broadcast
43	
44	<i>Urban Passenger Transportation</i>
45	Horse Carriage
46	Bus
47	Limousine
48	Passenger Rail
49	Taxicab
50	
51	<i>Accessory Use and Structure</i>
52	
53	<i>Parking and Service Area</i>
54	
55	
56	
57	
58	
59	
60	RESIDENTIAL

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36

Zero Lot Line Single-Family

Single Family

Apartments

Condominiums

Congregate Living/Assisted Care/ Nursing

Cooperative Apartments

Continuing Care Retirement Communities

Townhouses

Accessory Uses and Structures

Garages, Granny Flats

Multi-Family Complex

Property Maintenance

Residential Leasing Office

Sales Center – only relating to the sale of homes, further regulated in Section 1117

Storage Facility (incidental to a multi-family permitted use)

Hot Tub, Swimming Pool, Enclosure

Model Homes

Parks and Amenities

Parking and Service Areas

Other as Allowed by the City of Myrtle Beach

1 SECTION 4 – CONDITIONAL USES – RESERVED

2

3

1 SECTION 5 – ACCESSORY USES – RESERVED
2

1 SECTION 6 – DIMENSIONAL REQUIREMENTS

2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59

Section 601. Building Intensity/Density Limits.

Non residential use rooms and gross square footage may be transferred for additional residential uses on a one square foot for one square foot basis. Residential units may be converted to other residential units on a one unit to one unit basis. The combined number of residential units and commercial gross square footage shall not exceed the maximum available density shown on the Building Intensity/Density Limits table.

Section 602. Master Plan Principles.

The following Master Plan Principles describe how the ~~Withers Preserve~~ Clemson Tract will be organized:

Streets:

- To the extent possible, streets will form an interconnected grid. Use of cul-de-sacs will be minimized, occurring as required by the wetlands that lace through the site.
- A hierarchy of street types, including Conventry, a grand boulevard, to small lanes and alleys will be established.
- Structures will present their front doors to the streets and public ways.
- ~~A minimum of 50% of vehicular access to residential development will be from alleys or motor courts. Where narrow fingers of land preclude the use of alleys, structures will be designed to diminish the visual impact of garages.~~

Land Uses:

- There will be a variety of housing choices at different price points.
- ~~The residential architecture should include a porch and the visual impact of garages shall be minimized.~~

Section 603. Residential District.

1. General Concept. Residential neighborhoods should reflect the natural and/or man-made features of the land. The Conceptual Master Plan’s delineation of neighborhoods will be influenced by the pattern of historic Low-country towns, vegetation, and topography. The boundary of each neighborhood shall correspond to the boundaries of one or more Parcels. The boundaries of a Parcel may be changed by the Developer and the Developer may create additional Parcels, by appropriate application to the Planning Commission, as neighborhoods are planned and developed.

2. Relationship of Homes to Street & Each Other. Front setback lines and side setback lines adjoining a street are established to create and maintain continuity along the streets and help prevent architectural conflicts. Generally, houses will be placed far enough back from the street to create attractive front yards but close enough to the sidewalks to allow residents on their front porches to converse with their neighbors strolling by.

3. Lot Criteria.

Minimum lot width	Lot width at frontage line shall be 30 feet for single family detached lots. Lot width at frontage line shall be 16 feet for townhome lots.
Minimum front yard	Buildings in general shall not encroach into the front setback. Overhangs may cross the setback line. Stoop, stairs, bay windows, balconies, open porches, and roofs of principal building may extend 2 feet beyond front build to line.
Minimum side yard	Buildings shall be built no closer than 3 feet from the side lot line. Up to 12 single-family attached dwellings may be constructed or attached together in a continuous row. There shall be a 20 foot separation of unconnected structures on townhome lots and multi-family dwellings.
Minimum rear yard	Primary buildings shall be built no closer than 5 feet from the rear lot line.

1 Maximum height Principal structures shall not exceed 50 feet (when permitted by fire
2 regulations) on single family detached lots and single family attached lots
3 Multi-family dwellings shall not exceed 150 feet.
4
5 Accessory structures Accessory structures shall not exceed the height of the principal structure or 36
6 feet whichever is less.
7
8 Accessory structures shall have a side yard equal to or greater than 3 feet.
9
10 Accessory garages must be set back 5 feet from rear property line; unless a
11 greater distance is required by the fire code.
12
13 Accessory structures along a street frontage must conform to the building
14 placement requirements established pursuant to Section 6 Dimensional
15 Requirements. Accessory structures are not permitted in the front yard.
16
17 The footprint of an accessory structure shall not exceed 650 square
18 foot, nor shall an accessory structure exceed 1,300 square feet on two
19 floors.
20

21 Flag Lots are allowed provided they have a 20 foot wide minimum pole. A 10 foot driveway easement
22 between properties shall be provided when sharing a driveway.
23

24 Fences or walls, not to exceed 6 feet in height, may be built on side property lines from the rear property to the
25 point of the house facade. Fences or walls, not to exceed 8 feet in height, may be built on rear property lines.
26 All other fences or walls, shall have a maximum height of 4 feet. All fences and walls shall include openings or
27 orifices as needed to allow the flow water as needed to prevent water from pooling.
28

29 Mechanical equipment serving a structure (other than equipment installed by utility companies) and waste
30 containers above grade level may not be located forward of the front facade of the home. They may be located
31 in side and rear yard provided they are screened with approved plant material or fences described earlier.
32

33 Private swimming pools will not be allowed in front or side yard setbacks.
34

35 Utility and drainage lots shall be exempt from zoning district dimensional requirements, public road
36 frontage requirements and street improvement requirements provided herein; provided, however, that
37 such lots shall be created in conformance with the subdivision review, approval and recordation
38 requirements provided in the City Code. Lots created for the purpose of providing for utility and drainage
39 facilities and structures shall be of a size, width, depth, shape and orientation appropriate for the
40 proposed use. Each lot shall be served by either frontage on a public right-of-way or an access and
41 maintenance easement to the lot from a public right-of-way. An application for subdivision approval shall
42 be accompanied by a statement establishing that the proposed installation is necessary to accomplish
43 a utility or drainage function. The subdivision plat creating a utility or drainage lot shall include a
44 designation of the lot "for utility (or) drainage purposes only."
45

46 **4. Streets and Alleys.** 47

48 Most streets shall have 50 foot right-of-way, consisting of a 20 foot road section including on-street
49 parking, a 7 foot planting strip, and 5 foot sidewalk on both sides. Street right-of-ways will vary according
50 to their location and role within the neighborhood. Alleys shall have a right-of-way 20 feet wide,
51 containing a minimum vehicular pavement width of 12 feet. Alleys shall be one-way unless they are
52 dead-end.
53
54
55
56
57
58

59 **Section 604. Commercial District.** 60

1 **1. General Concept.**
2

3 The Commercial District should be an attractive environment for pedestrians with a network of streets
4 defined by building frontages, screen walls and landscaping. There will be a lively mix of retail
5 establishments, hotels and offices, parks, civic buildings and a residential component of houses and
6 multi-family products of different sizes, constructed in a range of different densities. It is entirely
7 appropriate for apartments and / or offices to be located over retail stores.
8

9 **2. Lot Criteria.**

10 **Minimum front yard setback** The front setback shall be 0 feet.

11
12 **Minimum side yard** No side yards are required in the Commercial District unless mandated by the
13 applicable fire code requirements. If a side setback is provided, its minimum
14 width shall be (3) three feet. Non-principle buildings to have (3) three foot side
15 setbacks.
16

17
18 **Minimum rear yard** A minimum rear setback of 5 feet is required for principal buildings. Non-
19 principle buildings to have 5 foot rear setbacks.
20

21 **Maximum height** The maximum height for a principal building within the Commercial District shall
22 not exceed 150 feet.
23

24 ***See Commercial Lot Diagram – Section 17.**

**TABLE I
Lot & Building Regulations**

Regulation	Maximum Height	Front Setback	Minimum Side Street Setback	Minimum Side Yard Setback	Minimum Rear Setback *	Minimum Lot Frontage	Minimum Offstreet Parking spaces	Maximum Lot Coverage
Single Family Detached	50'	10'(2,3)	6'	3'	5'	30'	See Section 7	90%
Townhomes	50'	10'(2,3)	6'	0'	5'	16'	See Section 7	90%
Multi-family Dwellings (1)	150'	10'(2)	6'	0'	5'	N/A	See Section 7	90%
Commercial (1)	150'	0'	0'	None required but 3' minimum if provided	5'	N/A	See Section 7	100%

*** Requirements for Accessory Structures found in Section 6: Dimensional Requirements.**

(1) Airport hazard zoning ordinance for Myrtle Beach International Airport. See Section 1709 for referenced zoning ordinance.

(2) Stoop, stairs, bay windows, balconies, open porches, and roofs of principal building may extend seven (7) feet beyond front setback line into the front setback zone.

(3) Where front entry garages are used a minimum setback from the property line is 19 feet to front of garage

Building Intensity/Density Limits

PUD/Parcel	PUD/Parcel	Residential Use	SF	Townhome	MF	Non-Residential Use
	Acreage (Ac.)	Dwelling Units/Ac.	Dwelling Units	Dwelling Units	Dwelling Units	Office, Commercial Rooms and Building Gross Square Footage (G.S.F.)
						*1,500,000 350,000 G.S.F. Including
Total Development	257 +/-	16.5 +/-	800 DU's **	400 DU's **	500 DU's **	*600 Rooms

* Non residential use rooms and gross square footage may be transferred for additional residential uses on a one square foot for one square foot basis.

**** Residential units may be converted to other type residential units on a one unit to one unit basis.**

SECTION 7 – PARKING STANDARDS

Section 701. Residential District.

On street parking will be allowed. See street standards in **Section 17: Street Sections.**

Garages and driveways shall count as off-street parking.

Section 702. Commercial District.

Off-street parking spaces shall be provided for all developments in the Commercial District in accordance with the following minimum requirements:

- (i) One space per dwelling unit, except none required for residential units located in commercial buildings;
- (ii) One space per hotel room and one space per 3 hotel staff;
- (iii) 1 space per 350 square feet of gross floor space.

For transient accommodations, two-family and multifamily dwellings:

- 1.1 spaces per unit
- 1.15 spaces for 1 bedroom
- 1.75 spaces for 2 bedrooms
- 2.5 spaces for 3 bedrooms
- 3 spaces for 4 bedrooms

Each additional bedroom requires .5 parking spaces in addition to the requirements above.

Parking spaces shall be located on the same lot as the principal building or on a properly zoned lot within 300 feet of the property line of the principal building. Owner to display leasehold/ownership control over any off-site property.

Parking structures shall have a maximum height of 150 feet and a maximum impervious surface ratio of 90%. There shall be a 20 foot separation of unconnected structures. See Section 6 for building heights associated with Airport Hazard Zones.

Section 703. Parking and Loading Zones.

This PUD will meet the parking and loading zone requirements set forth in the design requirements. For parking requirements not set forth in the design requirements, the parking requirements in The C2 District of the zoning code will be used. City Parking garage standards shall be used, as set forth in the zoning code.

SECTION 8 – LANDSCAPING/BUFFERING/OPEN SPACE REQUIREMENTS

Section 801. Tree Preservation. – Please see insert in front cover.

Section 802. Landscaping Requirements.

a. General.

Planting shall be used throughout the Development. Should the Developer desire public planting or maintenance at a greater level than customary in the public rights of way, a contract for enhanced planting or maintenance at the expense of the Developer may be executed. Planting shall consist of trees, shrubs, and groundcover and seasonal arrangements of flowers (annuals, biennials, and perennials) for additional visual interest and color. Variety in species, color, texture, form, and seasonal interest are encouraged. Large areas of monolithic planting are discouraged. All landscaped areas, except lawn areas, shall be mulched with approved materials (pine straw, pine mulch or hardwood mulch) to a depth that insures adequate moisture retention and visual continuity.

All plant material installed in the Development must meet or exceed the minimum requirements set forth in the current edition of the American Standard for Nursery Stock, as published by the American Association of Nurserymen. Plant materials shall have a habit of growth that is normal of their species. They shall be sound, healthy, and vigorous, with well-developed root systems, and crowns. All plant materials shall be free from pests, plant diseases and injuries. The initial size of all plant materials installed shall equal or exceed the measurements specified in the individual design drawings and documents. Initial plant sizes must meet requirements of the Minimal Initial Sizes and Spacing Chart.

The names of plants specified in the Development shall conform to those given in the current edition of Hortus Third, L. H. Bailey, author. Names of varieties of plants not included therein shall conform generally with names accepted in the nursery trade. Each individual tree used shall arrive on site with an attached, clearly readable, weatherproof tag that displays the scientific name of the material. These tags must remain on each item until final approvals have been obtained by the appropriate authorities. At least one of each type of shrub, ground cover, and flower used within a given tract, shall be identified with a representative, clearly readable, weatherproof tag that displays the scientific name of the material.

Written notification of a proposed substitution of approved plant material must be given to the The City of Myrtle Beach. Substitutions determined by the City to be minor may be approved administratively by the Zoning Administrator. Any change in tree species, or any change determined by the City to be a major change, shall require a resubmittal of the landscape plan to the City for appropriate approval.

b. Initial Quantities, Sizes and Spacings.

The locations of major tract entrances, street intersections, and parking/service entrances may affect the spacing of street trees; a slight variation in spacing will be allowed to facilitate these specific streetscape site conditions.

Although spacing and sizes for plant materials will vary, the following minimum sizes and center-to-center dimensions shall be required throughout the development. See Table – Section 8.

Minimum Initial Sizes and Spacing Chart

Table 1

Plant Group ¹	Caliper	Height ²	Center-to-Center Spacing ³
Primary Shade Trees	3 ½"	Varies per species	--
Secondary Shade Trees	2 ½"	Varies per species	--
Ornamental Trees	2"	Varies per species	--
Evergreen Trees ³	--	10'	--
Large Shrub	N/A	36"	5' to 6'
Medium Shrub	N/A	24"	3' to 4'
Small Shrub	N/A	18"	2' to 3'
Groundcover ⁴	N/A	Varies per Species	6" to 36", depending on species
Herbaceous ⁴	N/A	Varies per Species	6" to 18", depending on species

¹Plant groups are based on the average size of the plant at maturity.

² For plant material which has a spreading growth habit, dimension shall apply to width instead of height.

³ Evergreen trees that will be used as shade trees shall meet shade tree size requirement.

⁴ As approved by the ARB, initial sizes for ground covers and herbaceous material will vary for specific species

c. Suggested Plant Materials List.

1. Use of Native (Indigenous) Species.

A minimum of eighty percent (80%) native tree species shall be used in all planting installed. The determination of whether a plant species is considered a native species shall be determined using the guidance of the landscaping code enforcement officer of the City of Myrtle Beach and will generally be those species recognized by the plant industry as native (indigenous) species. The intent of this section is to recommend native plant materials and avoid exotic species.

2. Recommended Species.

The following species are acceptable within the development. Other species may be considered, at the discretion of the City of Myrtle Beach.

Additional tree species listed in the Chestnut Oak Forest and Black Gum Forest theme sections of the City of Myrtle Beach Community Tree Planting Plan may be used.

Primary Trees For Street and Shade.

<u>Scientific Name</u>	<u>Common Name</u>
<u>Fraxinus pennsylvanica</u> "Marshall's Seedless"	Marshall's Seedless Green Ash
<u>Platanus occidentalis</u>	Sycamore
<u>Quercus acutissima</u>	Sawtooth Oak
<u>Quercus falcata</u> ¹ (also variety pagodefolia)	Southern Red Oak and Cherry Oak
<u>Quercus laurifolia</u> ¹	Laurel Oak
<u>Quercus lyrata</u> ¹	Overcup Oak
<u>Quercus michauxii</u> ¹	Swamp Chestnut Oak
<u>Quercus nigra</u> ¹	Water Oak
<u>Quercus phellos</u> ¹	Willow Oak
<u>Quercus robur</u> "fastigiata"	Upright English Oak
<u>Quercus shumardii</u> ¹	Shumard Oak
<u>Quercus velutina</u> ¹	Black Oak
<u>Quercus virginiana</u> ¹	Live Oak
<u>Sabal palmetto</u> ¹	Palmetto
<u>Tilia cordata</u>	Little Leaf Linden
<u>Ulmus parvifolia</u>	Chinese Elm
<u>Zelkova serrata</u>	Zelkova

Secondary Trees For Street and Shade.

<u>Scientific Name</u>	<u>Common Name</u>
<u>Acer barbatum</u> ¹	Southern Sugar Maple
<u>Acer buergeranum</u> ¹	Trident Maple
<u>Acer rubrum</u> ¹	Red Maple
<u>Betula nigra</u> ¹	River Birch
<u>Koelreutaria paniculata</u>	Goldenrain tree
<u>Liquidambar styraciflua</u> ¹	Sweet Gum
<u>Liriodendron tulpifera</u> ¹	Tulip Poplar
<u>Magnolia grandiflora</u> ¹	Southern Magnolia
<u>Nyssa sylvatica (biflora)</u> ¹	BlackGum
<u>Pistacia chinensis</u>	Chinese Pistachio

Sophora japonica
Taxodium distichum¹
Ornamental Trees.

Japanese Pagoda Tree
Bald Cypress

Scientific Name

Acer palmatum
Amelanchier arborea or canadensis¹
Carpinus caroliniana¹
Cercis canadensis¹
Chimonanthus praecox
Chionanthus virginicus¹
Cornus florida¹
Cornus kousa
Cornus mas
Cornus stricta¹
Eriobotrya japonica
Franklinia alatamaha
Gordonia lasianthus¹
Ilex decidua¹
Ilex opaca¹
Lagerstroemia indica x "fauriei"
Magnolia kobus
Magnolia heptapeta/denudata
Magnolia quinquepeta/lilliflora
Magnolia x "soulangeana"
Magnolia stellata
Magnolia virginiana¹
Malus species
Prunus sargentii
Prunus serrulata
Cherry
Prunus subhirtella "pendula"
Prunus x "yedoensis"
Quercus acuta
Oak
Persia palustris (borbonia) ¹
Sassafras albidum¹
Stewartia pseudo-camellia
Styrax japonica
Trachycarpus fortunei
Viburnum prunifolium
Vitex agnus-castus

Common Name

Japanese Maple
Downy Serviceberry
Hornbeam
Eastern Redbud
Wintersweet
Fringe Tree
Flowering Dogwood
Kousa Dogwood
Comelian Cherry Dogwood
Swamp Dogwood
Loquat
Franklinia Tree
Loblolly Bay
Possumhaw
American Holly
Crape Myrtle
Kobus Magnolia
Yulan Magnolia
Lily Magnolia
Saucer Magnolia
Star Magnolia
Sweetbay
Crabapples
Sargent Cherry
Japanese Flowering

Weeping Higan Cherry
Yoshino Cherry
Japanese Evergreen

Red Bay
Sassafras
Japanese Stewartia
Japanese Snowbell
Windmill Palm
Blackhaw
Chaste Tree

Evergreen Trees.

Scientific Name

Chamaecyparis thyoides¹
Ilex opaca¹
Ilex vomitoria¹
Juniperus virginiana¹
Magnolia grandiflora¹
Myrica cerifera¹
Pinus palustris¹
Pinus echinata¹

Common Name

Atlantic White Cedar
American Holly
Yaupon Holly
Virginia Red Cedar
Southern Magnolia
Wax-Myrtle
Longleaf Pine
Short-leaf Pine

¹ Native

Evergreen Shrubs.

Pinus taeda¹
Sabal palmetto¹

Loblolly Pine
Palmetto

Scientific Name

Abelia grandiflora
Azalea eriocarpum¹
Azalea x "Glenn Dale"

Common Name

Glossy Abelia
Eriocarpum Azalea
Glenn Dale Hybrid
Azalea

Azalea indica
Azalea obtusum
Azalea x "Satsuki"
Buxus microphylla "japonica"
Camellia japonica
Camellia sasanqua
Cleyera japonica
Eleagnus pungens
Ilex cassine¹
Ilex cornuta
Ilex glabra¹
Ilex vomitoria¹
Ligustrum japonicum
Michelia figo
Myrica cerifera¹
Nerium oleander
Osmanthus fortunei
Osmanthus fragrans
Photinia glabra
Pittosporum species

India Azalea
Kurume Azalea
Satsuki Hybrid Azalea
Japanese Boxwoods
Japanese Camellia
Fall-Blooming Camellia
Cleyera
Eleagnus
Dahoon Holly
Dwarf Burford
Inkberry
Yaupon Holly
Wax Leaf Ligustrum
Banana Shrub
Wax-Myrtle
Oleander
Tea Olive
Fragrant Tea Olive
Redtip
Green and Varigated
Pittosporum

Podocarpus macrophyllus "Maki"
Raphiolepis indica
Raphiolepis umbellata
Sabal minor¹
Serenoa repens¹
Skimmia japonica
Viburnum davidi
Viburnum japonicum
Viburnum odoratissimum
Deciduous Shrubs.

Southern Yew
Indian Hawthorn
Yeddo Hawthorn
Dwarf Palmetto
Saw Palmetto
Japanese Skimmia
David Viburnum
Japanese Viburnum
Sweet Viburnum

Scientific Name

Aronia arbutifolia¹
Baccharis halimifolia¹
Buddleia davidii
Calycanthus floridus¹
Chaenomeles speciosa
Chionanthus virginicus¹
Clethra alnifolia¹
Cornus amomum¹
Cornus racemosa¹
Cornus sericea/stolonifera
Cyrilla racemiflora¹
Euonymus americanus¹

Common Name

Red Chokeberry
Groundsel Bush
Butterfly Bush
Carolina Allspice
Quince
Grancy Greybeard
Summersweet
Silky Dogwood
Gray Dogwood
Redosier Dogwood
Swamp Cyrilla
Strawberry-bush

¹ Native

Forsythia species
Fothergilla gardenii
Hamamalis vernalis
Hamamalis virginiana¹
Hydrangea quercifolia
Ilex verticillata¹
Itea virginica¹
Iva frutescens¹
Lindera benzoin¹
Prunus maritima¹
Rhododendron austrinum¹
Rhododendron nudiflora
Rhododendron viscosum¹
Rhus species¹
Rosa carolina¹
Sambucus canadensis¹
Viburnum acerifolium
Viburnum carlesii
Viburnum dentatum¹
Viburnum iuddii
Viburnum plicatum tomentosum
Vaccinium species

Forsythia
 Dwarf Fothergilla
 Vernal Witch-Hazel
 Common Witch-Hazel
 Oak-Leaf Hydrangea
 Winterberry
 Sweet Spire
 Marsh Elder
 Spice Bush
 Beach Plum
 Flame Azalea
 Pinxterbloom Azalea
 Swamp Azalea
 Sumacs
 Carolina Rose
 Elderberry
 Maple-Leaf Viburnum
 Korean Spice Viburnum
 Arrow Wood
 Judd Viburnum
 Double file Viburnum
 Blueberries

Groundcover.

Scientific Name

Ajuga reptans
Cotoneaster species
Hedera helix
Hypericum calycinum¹
Juniperus species

Liriope species
Ophiopogon species

Sarcococca species
Vinca minor

Ornamental Grasses.

Scientific Name

Arundo donax
Calamagrostis acutiflora stricta
Calamagrostis arundinacea brachytricha
Chasmanthium latifolium¹
Festuca species¹
Juncus roemerianus¹
Miscanthus species
Muhlenbergis capallaris
Panicum virgatum¹
Pennisetum species
Spartina alternifolia¹
Spartina cynosuroides¹

Common Name

Bugleweed
 Cotoneaster
 English Ivy
 St. Johnswort
 Selected Low,
 Spreading Junipers
 Lily Turf
 Mondo-
 Grass/Snakebeard
 Sarcococca
 Common Periwinkle

Common Name

Giant Reed
 Feather Reed Grass
 Foxtail Grass
 Sea Oats
 Fescue Species
 Black Needlerush
 Miscanthus Grass
 Sweet Grass
 Switch Grass
 Fountain Grass
 Smooth Cordgrass
 Big Cordgrass

¹ Native

Spartina patens¹
Typha angustifolis
Typha latifolia
Xyris species¹
Turf Grasses

Salt Meadow Hay
Narrow-Leaved Cattail
Broad-Leaved Cattail
Yellow-eyed Grasses

Section 803. Buffering Requirements.

a. Buffering Requirements at the External Boundaries of the PUD.

A 20' buffer shall be provided along the external boundaries of the PUD.

b. Disturbances and Encroachments into Buffers and Preserved Natural Areas.

Required external boundary buffers and preserved natural areas adjacent to or including jurisdictional wetlands shall not be disturbed or encroached upon except under the following circumstances described in this document:

1. No disturbance or encroachment into wetlands, buffers and Preserved Natural Areas required to be preserved under any federal or state permit, certification or authorization shall be allowed except as provided in such permit, certification or authorization or by the restrictive covenant required thereby. If allowed, the following disturbances and encroachments are permitted in wetlands, buffers and Preserved Natural Areas as set forth in the permits, certifications or authorizations:
 - a. To facilitate necessary transportation improvements and crossings, as close to ninety (90) degrees as possible, by roads, driveways, and other transient facilities. Bikeways and pedestrian walks may be established longitudinally within these areas upon approval of their locations by the City of Myrtle Beach Planning Department.
 - b. To facilitate utility placement and maintenance. Buffers and preserved natural areas disturbed as a result of these activities must be restored to the same opacity condition as the adjacent undisturbed areas at the completion of the utility work; unless due to the utility placement, easements or right of ways, replanting would not be allowed.
 - c. To facilitate construction of recreational facilities.
 - d. To facilitate stormwater retention, detention or conveyance, water , sewer, power, phone, cable, internet and other utilities.
 - e. To facilitate the placement of additional plantings, irrigation, lighting and fencing.

c. Buffering Requirements Associated with Outdoor Material Storage.

Goods such as lumber and construction supplies, tack supplies, and landscape materials stored outdoors at commercial operations must be located behind the front yard setback of the associated business. Outdoor storage areas may not be visible from any public right-of-way and must be visually buffered accordingly with opaque fencing.

Section 804. Open Space/Recreation Requirements.

Open Space:

- The larger system of wetlands and parks will be connected to the Grand Park via multi-purpose trails.
- A gathering place/park with a minimum of ½ acre will be provided in each of the seven (7) neighborhoods.

TABLE I
Open Space Acreage Totals

Total Acreage	257+/- ac.
Wetland	31+/- ac.
Wetland Buffer	26+/- ac.
Open Space	44 +/- ac. (includes detention)
Parks & Plazas	24+/- ac.
Detention	20+/- ac.

SECTION 9 – LIGHTING STANDARDS

Section 901. Street Lights/Public Area Lighting.

Street lights in right-of-ways and lighting for public areas located within this Development will be provided by the City of Myrtle Beach. However, the Owner(s) of the properties within this Development (billed by the City and collected through the Master POA) will be responsible for the payment of the difference between the City's standard street lighting treatment and the cost of the ornamental street lights. In addition the Owner(s) may request that the City provide additional lights or higher quality lighting, for aesthetic purposes, above the minimum number typically supplied, so long as the original installation costs associated with these additional lights are covered by the Owner(s) and the on-going costs are covered by the Master or neighborhood POA. This project will meet or exceed the light and glare control requirements, excluding public street lighting, of the City of Myrtle Beach Zoning Ordinance, *Light and Glare*. The Owner or its Successor-In-Title will be responsible for lighting in private areas of the development parcels.

SECTION 10 – SIGNAGE REQUIREMENTS

Section 1001. Signs.

See attached signage master plan (Exhibit X) applicable for parcels 2, 3, 5, 6, and 7.

Sign regulations for all other areas of the this-PUD, ~~except the off-premise directional sign described below,~~ are those followed by C-6 Urban Village district in the City of Myrtle Beach for commercial areas and R-15 for residential areas, until such time as a sign package is submitted to and approved by the City of Myrtle Beach by major amendment.

SECTION 11 – SPECIAL REQUIRMENTS

Section 1113. Noise.

Commercial uses, including amusement services must not generate noise levels sufficient to create a nuisance for surrounding and adjacent properties, and shall conform to the requirements of a Commercial Zone, or like district in any zoning reclassification. Residential uses, must not generate noise levels sufficient to create a nuisance for surrounding and adjacent properties, and shall conform to the requirements of a residential Zone, or like district in any zoning reclassification.

Section 1114. Maintenance and Control.

The Parcel Owners' maintenance responsibilities include private roads, driveways, private alleys, landscape areas including existing and planted vegetation, parking areas, walkways, open space, recreation and common areas, and other features of the Development as appropriate under this PUD Ordinance and any Development Agreement, and applicable City Code.

All of the areas within the boundaries of this PUD shall be included within a master property owner's association (the Master POA). The Master POA shall be responsible for the maintenance of all common areas included within the PUD, and shall be responsible for payment and collection of the difference between the City's standard street lighting treatment and the cost of the ornamental street lights, as well as any enhanced planting or maintenance of public areas. The responsibility for maintenance of individual common areas and the assessment of owners within an individual subdivision or neighborhood for the costs of upgraded lighting may be assigned to the governing neighborhood POA as long as the ultimate maintenance responsibility and assessment authority lies with the Master POA.

Outdoor usable recreation and open space areas shall be adequately maintained as described above to facilitate their continued use and enjoyment, and to preserve the integrity of their original designs. If the City of Myrtle Beach assumes ownership of any common areas, green space, wetlands or recreation facilities, it shall assume the responsibility for maintenance of these areas at its usual and customary levels.

Maintenance of public roads and associated landscaping, lighting, etc. included within the boundaries of this PUD shall be the responsibility of the City of Myrtle Beach and/or the State of South Carolina at their usual and customary levels, unless specifically described differently in any Development Agreement.

Section 1115. Amendment and Enforcement.

A. Major Amendments. Changes in the approved Clemson Tract PUD Ordinance that alter the original concept, including but not limited to increases in density, changes in land use type and location, maximum height of buildings, changes in proposed open space, and road standards, must be approved by PUD Ordinance Amendment through the submission of a revised PUD Ordinance. Specific land use plans for each designated development parcel within The PUD shall be submitted for review and approval as a major amendment to this PUD Ordinance.

B. Minor Amendments. Changes that do not alter the concept of the PUD, do not change the permitted land uses, do not reduce the minimum building setback for principle structures, do not decrease the number of off-street parking spaces, or otherwise violate the restrictions applicable within the PUD district may be decided and approved by the Zoning Administrator as a minor amendment. All minor modifications to a PUD design shall be submitted to the Planning Commission, for thier information, by the Zoning Administrator.

C. Enforcement. The Zoning Administrator of The City of Myrtle Beach will be responsible for the interpretation and enforcement of this PUD Ordinance. The Owner may appeal an adverse decision of the Zoning Administrator to the Board of Zoning Appeals.

1116. Emergency Vehicle Access.

Emergency access required by the City of Myrtle Beach will be provided and maintained by a combination of public and private rights-of-way and easements.

1117. Model Homes or Units.

Upon Preliminary Plan approval, a development is eligible to receive up to four (4) model homes building permits.

The City shall issue a letter authorizing the issuance of the building permits for such homes. Each model home lot shall have access to a water supply meeting the requirements of the adopted International Fire Code (IFC).

Model homes shall not be inhabited and shall be under the same ownership as the property on which they are situated. Ownership of the model (s) or individual building lots shall not be transferred to an individual homeowner until a final plat is recorded. Model home means a single family; two-family or duplex building used solely for demonstration purposes not occupied as a dwelling unit and is open to the public for inspection.

Model homes will not receive a Certificate of Occupancy until such time that a final plat has been recorded. Temporary Certificates of Occupancy will be permitted until such time. Final plats for model homes must be drawn with conforming property setbacks.

1118. Model Home/Unit/Amenity Center with Sales Office.

A model home/unit/amenity center with sales office is a model home or approved multifamily unit or amenity center, which contains an office including garage sales office for the sales of homes, lots or units within the development. A model unit with sales office may be located within a townhouse or multifamily structure. An amenity center (i.e. clubhouse) constructed for the use of the residents of the development may be used as a temporary sales office.

The sales office must provide parking with the number of spaces being dependent on the size of the sales office, but there must be a minimum of four spaces. The temporary parking lot may be located on the lot with the model home sales office, adjacent to the lot or directly across the street from the model with office.

1119. Temporary Modular/Mobile Sales Center.

Upon receiving preliminary plan approval, a development may request permit approval for the placement of a modular/ mobile sales office. Such office shall serve as a "temporary" sales center until such time that a site-built model home is constructed and issued a Certificate of Occupancy (CO).

1120. Construction trailers placement and relocation.

Authorization to place a construction trailer onto a development site may be granted when the preliminary plans for the development in which the trailer is proposed to be located have been submitted.

Authorization to relocate a construction trailer to a future phase of development does not grant the developer the right to begin site improvements within the future phase. Site improvements of

the future phase shall commence only upon satisfaction of all conditional preliminary plan approval conditions.

1121. Site Clearing / Site Construction

Withers Preserve Management Company acting as agent for RWO Acquisition, the land owner of the Clemson Tract, will In exchange for not providing a tree survey per the existing ordinance, agree to the following:

1. Apply \$200,000 to a tree planting plan above and beyond the current requirement.
2. Establish the number of trees to be planted based on acres of land per phase. The number and type of tree to be reviewed by the City on a phase by phase basis.
3. 75% of this allotment to be planted in the single family phases of the project.
4. The remaining 25% to be at the developer's discretion as to location, density, and type. If used in the commercial areas, the number will still be above the ordinance requirement.
5. Clearing of any phase will not be done until the planting plan for that phase has been reviewed and approved by the City.
6. The above agreement is valid only on the condition of final approval by the City Council as expressed in the form of second reading of this ordinance.

SECTION 12 – TECHNICAL DESIGN CRITERIA

Underground Utilities.

Utility lines (including, all electrical distribution lines, cable water and sewer lines) shall be placed underground and may be located in front or back of a lot. Santee Cooper requires that high voltage transmission lines remain above ground.

Maintenance.

Public easements shall be deeded to the City for the purpose intended, as shown on the plat and stated in the deed of dedication, or may be deeded between private entities. The easement grants to the City the right to enter, inspect, survey, and conduct needed activities related to the easements' purpose.

Coordination Required.

All land development activity must comply with the applicable law.

A stormwater approval letter from SCDHEC-OCRM shall be submitted to the City before Construction Approval and before a Clearing and Grading Permit will be issued.

SECTION 13 – PUBLIC IMPROVEMENTS

Section 1301. Access.

A. Vehicular.

Primary vehicle access to the property is currently provided via Highway 17 By-Pass/S.C. Secondary vehicle access is provided by Highway 17 Business and Ocean Boulevard via Farrow Parkway and Coventry Blvd.

One-hundred ten (110) feet of right-of-way has been reserved for the extension of Coventry Boulevard from the Lennar Tract to Highway 17 Bypass, with ten (10) foot sidewalks on one side of the roadway and five (5) foot sidewalks on the opposite side. As development occurs, the appropriate roadway supporting the development will be constructed by the the developer or his successors or assigns. This alignment may vary from what is shown in Section 17.

Additional roadways will be provided in this development to facilitate internal vehicular circulation.

Design speeds of roadways within this project shall be as proposed by the project traffic engineer and approved by the City of Myrtle Beach. The City will set appropriate speed limits throughout the PUD on public thoroughfares.

B. Bikeways and Pedestrian Walkways.

Areas for an extensive bikeway and pedestrian circulation system shall be made available. These areas will allow the connection of the major nodes of the development by utilizing on-grade hard surfaced pathways, with raised wooden walks and soft paths located in the existing wetlands and buffer areas as permitted by regulatory authorities, in addition to walkways along the major roadways. This system will connect the individual elements of this PUD.

SECTION 14 – PHASING PLAN & CONSTRUCTION SCHEDULE

Section 1401. Management of Project Development.

The development of this project will occur over approximately a fifteen (15) year build-out period and amendments to the approved PUD are anticipated. However, the maximum intensity and types of uses utilized within the PUD shall be governed by the individual descriptions provided in this PUD Ordinance.

Section 1402. Project Phasing.

It is anticipated that the development of this project will take place as real estate market conditions allow. As development occurs within all or a portion of the Property, a phasing plan will be provided which will outline the development of the portion of the property being developed. The phasing plan will be updated on at least an annual basis.

Section 1403. Roadway Phasing.

Generally, under currently understood off-site conditions, roadways will be constructed as a result of proposed development and the appropriate roadways supporting such development will be constructed by the appropriate parties, provided however, project phasing approval is contingent upon the completion of Coventry Boulevard as a first act.

Additional roadways in private rights-of-way shall be constructed as individual development parcels are developed. This proposed roadway construction phasing schedule is subject to change as a result of future development patterns occurring in response to future market forces.

Section 1404. Drainage Masterplan

Project phasing approval is contingent upon the completion of a master drainage plan for the entire 257 acres, excluding the drainage plan associated with the completion of Coventry Boulevard,

SECTION 15 – (Reserved)

SECTION 16 – ENACTMENT PROVISION AND SIGNATURE LINES AS FOLLOWS:

Enactment Provision – This ordinance is effective only upon presentment of ten (10) complete sets of the PUD Ordinance documents, including but not limited to attachments, exhibits and maps to the City of Clerk within five (5) working days of the second reading. Failure to supply the required documents results in this ordinance having no force of effect, and the regulations in place prior to second reading shall be the assigned regulations.

ATTEST:

Mayor

City of Clerk

1st Reading: _____
2nd Reading: _____

SECTION 17 – EXHIBITS, MAPS, PLATS, ILLUSTRATIONS, ETC. SPECIFICALLY REFERENCED WITHIN THE PUD

Section 1701. List of Exhibits

- EXHIBIT A: VICINITY MAP
- EXHIBIT B: BOUNDARY PLAT
- EXHIBIT C: TOPOGRAPHY EXHIBIT
- EXHIBIT D: CONTEXT PLAN
- EXHIBIT E: CONCEPTUAL MASTER PLAN
- EXHIBIT F: LANDUSE DISTRICTS FRAMEWORK PLAN
- EXHIBIT G: STREET FRAMEWORK PLAN
- EXHIBIT H: CONCEPTUAL LOT LAYOUT PLAN
- EXHIBIT I - N: LANDUSE CONDITIONS -
- EXHIBIT O - R: ROAD SECTIONS
- EXHIBIT S: RELATIONSHIP OF GARAGE TO STREET
- EXHIBIT T: CONCEPTUAL WATER PLAN
- EXHIBIT U: CONCEPTUAL SEWERERRE PLAN
- EXHIBIT V: ~~CONCEPTUAL DRAINAGE PLAN~~ STORMWATER MASTER PLAN
- EXHIBIT W: GLOSSARY
- EXHIBIT X0: SIGNAGE MASTER PLAN
- EXHIBIT X1: MAJOR ENTRANCE
- EXHIBIT X2: MINOR ENTRANCE
- EXHIBIT X3: AMENITY BURMA SHAVE SIGN
- EXHIBIT X4: BREEZE WAY FLAG
- EXHIBIT X5: DOUBLE-SIDED SIGN

PLACEHOLDER – EX A

PLACEHOLDER – EX B

PLACEHOLDER – EXC

PLACEHOLDER – EX D

PLACEHOLDER – EX E

PLACEHOLDER - EX F

PLACEHOLDER - EX G

PLACEHOLDER – EX H

PLACEHOLDER – EX I

PLACEHOLDER – EX J

PLACEHOLDER - EX K

PLACEHOLDER – EX L

PLACEHOLDER – EX M

PLACEHOLDER – EX N

PLACEHOLDER – EX O

PLACEHOLDER – EX P

PLACEHOLDER – EX Q

PLACEHOLDER EX R

PLACEHOLDER EX S

PLACEHOLDER EX T

PLACEHOLDER EX U

PLACEHOLDER EX V

EXHIBIT W: GLOSSARY

Arcade: A covered passageway in front of shop-front buildings, characterized by a continuous row of columns or piers that encroach into the right-of-way. Arcades may be substituted by awnings, marquees or second story overhanging balconies.

Bed and Breakfast: A use by the record owner of property, who is also the resident of the property which contains no more than eight (8) units consisting of one (1) or more rooms, each arranged for the purpose of providing sleeping accommodations for transient occupancy.

Block: A tract of land within a Parcel that is or will be divided into lots.

Building Height: The vertical distance from the lot grade or sidewalk at frontage line, whichever is higher, to the peak of the roof.

Civic Use: A building used solely by public, religious, educational, social, or charitable nonprofit agencies to provide services, at no or nominal cost to the general public.

Detached Garage: A garage where no wall (whether structural or decorative) is shared with the principal building. A garage connected by a breezeway to the principal building is a detached garage.

Developer: The owner of the Property subject to the PUD at the time of passage of the PUD Ordinance, its successors and designated assigns.

Dwelling Unit Lot: A single subdivided lot upon which any type of dwelling unit, as defined by the Current Regulations, has been constructed.

Esplanade: A pedestrian promenade or walkway, along a natural feature, such as a marsh or lake.

Facade: The elevation of a building parallel to a frontage line.

Finished Grade: The elevation of a Lot after site improvements.

Frontage: The side of a building parallel to, or most closely parallel to, and nearer to the Frontage Line.

Frontage Line: The property line bounding on the street. The Developer shall designate the Front Property Line of any lot that fronts on more than one street. There are no restrictions on the location of the primary entrance to a building in relationship to the Front Property Line.

Frontage Wall: A wall, fence, or hedge built to within three feet of a lot's frontage line.

Front Setback Line: A line inside the lot and behind the Front Property Line, established at the time of platting.

Front Setback Zone: The area between the Front Property Line and the Front Setback Line, in which no structures may be placed, except as specifically provided herein.

Garden Wall: A wall, fence, or hedge along rear and side property lines.

Granny Flat: Attached or detached apartments or accessory dwelling units built as additions to single-family homes.

Green: A naturalistic, open space that is small and civic in nature, and is surrounded by buildings. Greens feature informal planting, often around a sunny central lawn.

Living Wall: A type of fence that may serve as a garden wall composed of (4 inch x 4 inch) wood posts with (2 inch x 4 inch) welded wire fabric for vines or similar plant material.

Lot Coverage: The horizontal area measured within the exterior walls or foundations of the building(s) on a lot.

Parcel: A Parcel is a development tract. There is no minimum size to a Parcel; however, no Parcel used for single family residences may contain fewer than twelve (12) Dwelling Unit Lots.

Park: Naturalistic open space, usually located at the edge of a neighborhood.

Porch: An open, roofed structure supported by posts or columns attached to a residence, and no less than **48** feet in depth.

Pervious Surface: A surface that presents an opportunity for precipitation to infiltrate into the ground.

Predominantly: More than 50%.

Publicly Accessible: Open to the general public, either at no charge, or for commercial, civic, or recreational establishments, for the normal and customary charge. Areas required to be Publicly Accessible may include essentially public and visitor servicing uses such as hotels, restaurants, and civic and recreational buildings. Privately maintained areas to be Publicly Accessible shall be subject to rules and regulations, including hours of operations, to be promulgated by the owner.

Rear-yard Lot: A building on a Rear-yard lot occupies the front of its lot, leaving the rear portion as a private space for courtyards or parking. This type may accommodate shops and office spaces as well as residential use.

Road: A thoroughfare, rural in nature, with open curbs and optional parking.

Service Access Area: The location adjacent to a building or buildings where activities such as supplying, distributing, and waste removal are permitted.

Setback: Minimum distance between the building face and the lot boundary line.

Side-yard Lot: A building on a Side-yard lot occupies one side of its lot with the primary open space on the other side.

Side Street Line: The side lot line coincident with a street on a corner lot.

Site Plan: A site plan is the preliminary plan of a project used for the planning conference and will have such details as required by the Zoning Ordinance or Zoning Procedures for that type of project.

Square: An inherently civic and formal green space offering a potential setting for civic buildings and monuments. Squares are spatially defined by facades of buildings and formal tree planting.

Stoop: A small platform and/or entrance stairway at a house door.

Story: A habitable level within a building.

Street: A thoroughfare with raised curbs, closed drainage and wide sidewalks.

Zoning Ordinance: City of Myrtle Beach Zoning Ordinance revised June 9, 1999, amended through the date of this Master Plan.