

## **Coastal Carolina University Neighborhood Overlay Zone**

### **A. Purpose.**

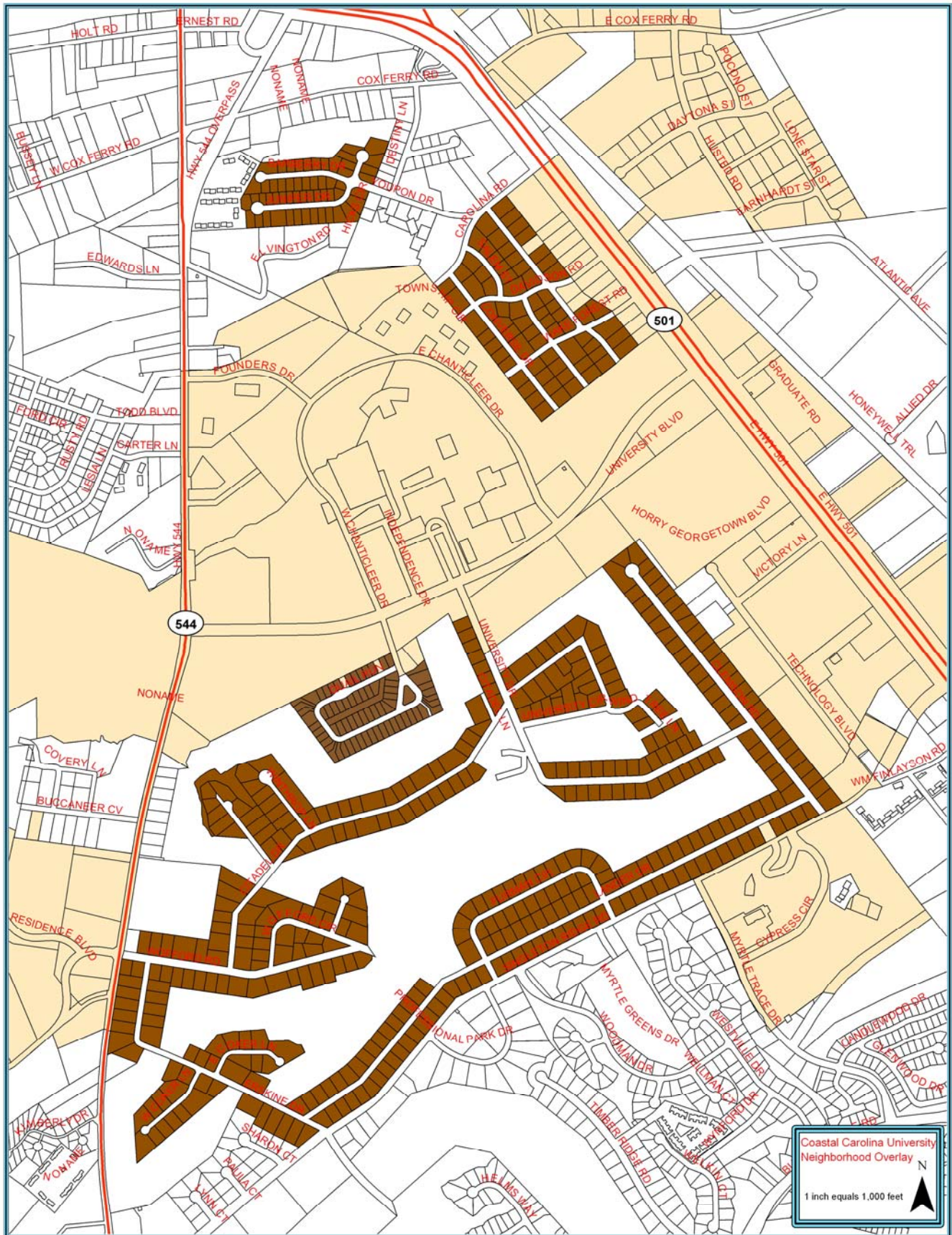
1. The Overlay Zone is established to provide standards relative to neighborhood appearance and safety in the residential areas surrounding and adjacent to Coastal Carolina University. Furthermore, the overlay is established to provide occupancy limits relative to the residential areas surrounding and adjacent to Coastal Carolina University in order to promote a sense of place in an orderly neighborhood context. The purpose and intent of the governing authority of the County in enacting this article is as follows:
  - a. To protect the health, safety and general welfare of the citizens of the County through the enactment of a set of regulations governing property maintenance in the Coastal Carolina University Neighborhood Overlay Zone;
  - b. To preserve the value of property and maintain for the County's residents, workers and visitors a safe and aesthetically attractive environment;
2. When any existing County ordinance is amended, the more restrictive provisions of such revised ordinance shall apply even if these Overlay Zone standards are less restrictive.
3. The following standards provide the minimum requirement that must be met in order to receive Planning Department/Commission authorization to develop, redevelop or occupy residential property within the Overlay Zone as established by the Zoning Ordinance.
4. The standards established herein address only neighborhood occupancy, appearance and safety concerns. Specific zoning-related standards are established in the Zoning Ordinance and must also be met prior to beginning development or redevelopment activities in the Overlay Zone.

### **B. Applicability.**

1. The boundaries of the Overlay Zone are established herein. The standards that follow shall be applicable to any residential building with an issued Certificate of Occupancy, and any residential building substantially modified and/or newly constructed that is located partially or completely as established in the Boundaries section of this ordinance. Construction or renovation that is interior to the structure is exempt from these regulations.
2. Any parcel completely contained in the overlay shall comply with these regulations.

### **C. Boundaries.**

1. Coastal Carolina University Neighborhood Overlay Zone;
  - (a) Corridor and overlay are used interchangeably throughout these regulations. When referenced, it shall mean those residential properties within the following subdivisions of record: Quail Creek, Quail Creek Village, College Park, College Place and Barberry Drive. A complete list of associated TMS is available by request in the Planning and Zoning Department.
  - (b) Map 1 provides the location of the boundaries of this overlay.



Map 1: Coastal Carolina University Neighborhood Overlay Zone

**D. Definitions.**

1. "Owner" is defined as any person, firm, corporation or entity who, alone or jointly or severally with others:
  - (1) Has legal title to any dwelling or dwelling unit, with or without accompanying actual possession thereof; or
  - (2) Has charge, care or control of any dwelling or dwelling unit, as owner or agent of the owner, prime tenant, or as executor, executrix, administrator, administratrix, trustee or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this article to the same extent as the owner.

**E. Occupancy of dwelling units.**

1. *Occupancy.* The number of individuals unrelated by blood, marriage, adoption, guardianship or other duly authorized custodial relationship residing in a dwelling unit within this overlay shall not exceed the number of bedrooms in the dwelling, as determined by county records, but shall not exceed four (4), irrespective of the number of bedrooms. The owner, agent and tenants shall be subject to the penalties established in Article XIII of the Horry County Zoning Ordinance for a violation of this Occupancy limit.

**F. Parking requirements.**

1. A violation of any of the parking requirements herein detailed shall be considered unlawful and the owner, agent and tenant shall be subject to the penalties described in Article XIII of the Horry County Zoning Ordinance. Between the hours of 11:00 PM and 8:00 AM every day:
  - (a) No vehicle shall be parked within the right-of-way within the boundaries of the Overlay as defined herein.
  - (b) Vehicles shall be parked in an off-street facility, including private garages, drives and aisles for maneuvering and gaining ingress and egress, of a residence within the boundary of the Overlay.
  - (c) Landscaped, unimproved and naturally vegetated areas shall not be used as parking facilities.
  - (d) Areas of drainage and open space, as specified on the recorded subdivision plat, shall not be improved or used for parking facilities unless documented as such on the original plat of record.

**G. Effective Date.**

1. This Overlay shall become effective upon approval from Horry County Council.
2. The Occupancy Restrictions herein contained shall not be applicable for any documented unexpired leases existing as of the date of effectiveness. Said leasehold properties shall be allowed to continue their contractual period, not to exceed December 31, 2009. Beginning January 1, 2010, all properties included in this Overlay as defined herein shall be subject to all provisions herein, regardless of contractual obligations.