

752. Multi-Residential District (MRD)

The Multi-Residential (MRD) District is intended to provide opportunities for rural, suburban and urban density mixed-residential developments consistent with the objectives of the Horry County Comprehensive Plan. The MRD district encourages the design of a more complete and sustainable environment consistent with the needs of the rural, suburban and urban areas of the County through the application of imaginative approaches to community design that allow and support mixed residential uses, design flexibility, pedestrian-oriented development, interconnectivity, and sensitivity to the needs of the public, economy and natural environment.

Administrative Procedures. Any request to establish a MRD Zoning District shall follow the procedures set forth in Article XIII of the ordinance. In presenting requests for rezoning, the applicant must indicate the desired residential mix, gross and net density, and proposed number of units in order for the request to be complete. Additionally, any request incorporating the Sustainable Development Standards listed in Section 752(G) must attach an addendum to the rezoning packet that clearly describes how sustainability shall be accomplished. Failure to provide the requested information will result in rezoning requests not being presented to the Planning Commission.

General Provisions

- A. *Location.* A MRD District may be permitted throughout the County provided it meets the standards established herein.
- B. *Permitted Uses.* The following uses shall be permitted subject to any requirement contained herein:
 - 1. Single-family detached dwellings, except mobile homes;
 - 2. Duplex dwellings;
 - 3. Semi-detached dwellings;
 - 4. Patio homes;
 - 5. Garden homes;
 - 6. Townhomes;
 - 7. Multi-family dwellings;
 - 8. Zero or multiple zero lot line developments incorporating above uses, except multi-family;
 - 9. Cluster development incorporating any of the above uses;
 - 10. Golf courses, provided the areas designated for golf courses shall not be used to calculate densities or impervious surface ratios;
 - 11. Accessory uses; and
 - 12. Churches, synagogues, temples, and other places of worship subject to the provisions of Article 12.
- C. *Accessory Living Quarter*, within an existing dwelling or in a separate structure, are permissible provided:
 - 1. The accessory living quarters meets all setback requirements for the parcel.
 - 2. The primary dwelling unit shall be owner-occupied.
 - 3. The accessory living quarters shall have a bathroom and cooking facilities.
 - 4. The accessory living quarters, if within the primary dwelling unit, may have a separate entrance.

5. The construction of the accessory living quarters, within existing structures, shall not alter the appearance or character of the structure. When detached from the primary dwelling unit, no less than twenty (20) feet or applicable zoning district setbacks shall separate it and;
6. Adequate off-street parking is provided per Article XI.

D. *Special Exceptions.* Owing to their potential negative impact on the community, the Board of Zoning Appeals may approve the following uses as a special exception.

1. Offices subject to the following conditions:
 - a. That the special exception complies with all applicable development standards.
 - b. That the special exception will be in substantial harmony with the area in which it is to be located.
 - c. That the special exception will not be injurious to adjoining property.
 - d. That the special exception will contribute to the economic vitality and promote the general welfare of the community.
 - e. That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.
 - f. In granting a special exception, the Board of Zoning Appeals may impose such reasonable and additional stipulations, conditions, or safeguards as, in its judgment, will enhance the siting of the proposed special exception.

2. Bed and breakfast establishments (B&B) subject to the following conditions:
 - a. That the special exception complies with all applicable development standards.
 - b. That the special exception will be in substantial harmony with the area in which it is to be located.
 - c. That the special exception will not be injurious to adjoining property.
 - d. That the special exception will contribute to the economic vitality and promote the general welfare of the community.
 - e. That the special exception will not discourage or negate the use of surrounding property for uses(s) permitted by right.
 - f. In granting a special exception, the Board of Zoning Appeals may impose such reasonable and additional stipulations, conditions, or safeguards as, in its judgment, will enhance the siting of the proposed special exception.

E. *Dimensional Standards.* The following dimensional standards shall apply to permitted uses:

Table 1: MRD District Yard and Height Standards

Use	Setbacks				Maximum Height
	Front	Side	Rear	Corner	
Single and two-family dwellings, patio and garden homes, Townhomes and zero or multiple zero-lot line developments	25' (1)(2)	10 (1)(3)	15' (1)	15'	40'
Multi-family	30' (1)(2)	20' (1)	25' (1)	30'	Rural : 45' Suburban: 65' Urban: 120'

1. A 5' reduction in the setback is allowed for projects meeting two (2) sustainable development criteria.
 2. A 10' reduction in the setback is allowed for projects meeting three (3) sustainable development criteria.
 3. In zero-lot line developments no side yard setback is required where common walls are located.

F. *Development Standards.* The standards enumerated below establish the criteria by which a request to rezone property to the MRD district shall be evaluated. The standards follow the generally accepted densities associated with rural, suburban and urban type land uses described in the Land Use Element of the Envision 2025 Comprehensive Plan and the Future Land Use Map of Horry County. These districts and their associated densities are detailed in Table 2. Table 3 lists the *Standard Density and Area Requirements* for each district. Requests to rezone to MRD in any area of the County shall adhere to the Land Use Districts of the Future Land Use Map.

Table 2: Future Land Use District Density Characteristics

Land Use District	Rural Density	Suburban Density	Urban Density
Conservation/Preservation			
Rural Areas	X		
Rural Communities	X		
Rural Corridors	X		
Transitional Growth Areas	X	X	
Suburban Corridors	X	X	
Urban Communities		X	X
Urban Corridors		X	X
Economic Activity Centers		X	X

1. Rural Density (MRD-1) Development Requirements. Rural density areas support three (3) or fewer units per acre. An exception to this density is permissible when three (3) or more sustainable development standards listed in Section 752(G) are incorporated into the development. Lot or unit area requirements shall adhere to the standards shown in Table 3.
2. Suburban Density (MRD-2) Development Requirements. Suburban density is herein defined as no greater than six (6) units per acre. An exception to this density is permissible when three (3) or more sustainable development standards

listed in Section 752(G) are utilized. Lot or unit area requirements shall adhere to the standards shown in Table 3.

3. Urban Density (MRD-3) Development Requirements. Urban density is herein defined as no greater than fifteen (15) units per acre. An exception to this density is permissible when three (3) or more sustainable development standards listed in Section 752(G) are utilized. Lot or unit area requirements shall adhere to the standards shown in Table 3.

Table 3: MRD Standard Density and Area Requirements

	Standard Development Area Requirements (in square feet)						
	Maximum Gross Density	Single Family	Duplex	Semi-detached	Patio or Garden Home	Townhome **	Multi-family
MRD-1	3 du/ac	14,520	10,000	10,000 *	NA	NA	NA
MRD-2	6 du/ac	7,000	9,000	9,000 *	6,000 per unit	1 (acres)	1.5 (acres)
MRD-3	15 du/ac	6,000	8,000	8,000 *	4,000 per unit	.75 (acres)	1 (acres)

* When semi-detached units are divided to create two (2) individual lots, the required lot area shall be one-half (1/2) of that required.

** Townhomes shall be constructed in groupings between three (3) and eight (8) units in a single building.

G. *Sustainable Development Standards.* A thirty (30) percent increase in the allowable gross density shall be granted when three (3) or more of the Sustainable Development Standards below are implemented. Table 4 lists the *Density and Area Requirements* for requests meeting the Sustainable Development Standards. In no instance shall meeting the requirements of one standard be applicable to the requirements of another. The requested density increase shall in no way decrease the sustainability of the proposal and the Standards listed herein. In order to qualify for a thirty (30) percent maximum density increase, proposed developments shall meet three (3) or more of the following criteria.

1. *Site Design:* Each counts as one (1) Standard;
 - a. Twenty (20) percent of the gross acreage shall remain in a natural vegetated state post-development and owned in common. This increase is in addition to the buffer and landscape requirements in Section 527, and any existing wetlands, marshes, swamps, lakes or ponds. Required open space per Article 4 of the Land Development Regulations shall not count towards this increase;
 - b. All residential lots shall abut active or passive recreational open space as defined by the Open Space Requirements in Article 4 of the Land Development Regulations on at least one side. A road internal to the development may separate lots from the open space. Sidewalks more than four and one-half (4 1/2) feet in width shall count as recreational open space so long as such walkways are adjacent to all residential lots. Easements for ponds, lakes and wetlands shall not count as recreational open space.
2. *Recreational Space:* A one hundred (100) percent increase in the required active recreational open space as defined by the Open Space Requirements, Article 4,

Section 6-2 (B) of the Land Development Regulations. Only fifty (50) percent of said increase shall count towards the Site Design requirements listed in 1a and 1b above if utilizing these standards.

3. *Design with Trees*: Conduct a pre-development tree inventory and keep thirty (30) percent of the canopy tree inventory post-development. Pre-development canopies shall cover at least seventy-five (75) percent of the proposed rezoning. If canopy trees have not reached a mature height, the thirty (30) percent requirement shall be applied using the median Diameter at Breast Height (dbh) calculation. The requirement shall be met when eighty (80) percent of the specimens to be kept are greater than the median dbh. Said trees shall be owned in common and kept in perpetuity unless doing so directly imposes a threat on the health, safety or general welfare of the public or personal property.
4. *Community Gardening*: A 1,000 Square-foot plot for every twenty-five (25) units. If less than twenty-five (25) units are proposed, one (1) 1,000 Square-foot plot shall suffice. The community garden shall be centrally located and accessible from all proposed residential units. Community gardens shall adhere to the standards of the American Community Gardening Association publication titled “*Starting a Community Garden*”. The publication is available at the Planning Department. Said garden/s shall be owned in common and kept in perpetuity. Maintenance shall be the responsibility of the common ownership.
5. *Affordable Housing*: Ten (10) percent of proposed units shall meet the United States Department of Housing and Urban Development (HUD) definition of affordable housing (monthly housing cost not greater than 30% of County median income). If less than ten (10) units are proposed, one (1) affordable unit shall suffice. The affordable housing unit(s) shall be located throughout and be constructed of the same material and likeness as the rest of the development.

Table 4: MRD Sustainable Density and Area Requirements

	Sustainable Development Area Requirements (in square feet)						
	Maximum Gross Density	Single Family	Duplex	Semi-detached	Patio or Garden Home	Townhome **	Multi-family
MRD-1	4 du/ac	7,000	8,000	8,000 *	5,000 per unit	0.75 (acres)	1 (acres)
MRD-2	8 du/ac	5,000	7,000	7,000 *	3,500 per unit	0.5 (acres)	0.75 (acres)
MRD-3	20 du/ac	5,000	5,000	5,000 *	2,500 per unit	0.25 (acres)	0.5 (acres)

* When semi-detached units are divided to create two (2) individual lots, the required lot area shall be one-half (1/2) of that required.

** Townhomes shall be constructed in groupings between three (3) and eight (8) units in a single building.

H. *Administrative Procedures.*

1. Rezoning requests using the Sustainable Development Standards shall submit an addendum to the application for rezoning. The addendum must specify which of the above standards shall be used upon approval of the rezoning request and the expected density increase as a percentage increase in the gross density. The addendum shall be forwarded with the rezoning packet to the Planning Commission and County Council.

2. A conceptual/general site plan shall be submitted with the rezoning application. The site plan shall include the following;
 - a. Sheet size not to exceed 30"x42";
 - b. Drawn to a scale no smaller than 1"=200';
 - c. Proposed project name;
 - d. Owner of the property and/or developer;
 - e. Adjacent property owners and land use;
 - f. Proposed rights-of-way and lot layout compliant with the requirements of Articles 3, 4 and 7 of the Land Development Regulations;
 - g. Adjacent driveway, roadway, and curb-cut locations;
 - h. Table summarizing project acreage, gross and net density, number of lots, minimum lot area in square feet and minimum lot dimensions;
 - i. North arrow, written and graphic scales, and a location map; showing the relationship with the surrounding area;
 - j. Tract boundaries and total land area;
 - k. Existing and proposed land uses throughout the development;
 - l. Existing road rights-of-way and easements;
 - m. Note regarding the intent to supply water (wells) and sewer (septic);
 - n. Zoning classification;
 - o. County Tax Map Number of the proposed development.

3. Any request to establish a MRD zoning district shall follow the procedures set forth in Article XIII of this ordinance. In presenting requests for rezoning, the applicant must indicate the density desired for the property in order for the request to be complete. The requested density should be expressed as units per acre. Failure to provide a requested density will result in rezoning requests not being presented to the Planning Commission. All applications to rezone to MRD with a density higher than (7) units per acre should attach one of the following:
 - a. Wetlands verification letter from the Corps of Engineers
 - b. Certified wetlands delineation map
 - c. Preliminary jurisdictional determination letter from the Corps of Engineers
 - d. Preliminary Wetlands Assessment prepared by a qualified wetlands consultant.

- I. *Development Review.* The approved Sustainable Development Standards shall be noted or clearly drawn on all plans submitted for review by the Planning Department with the County Ordinance Number clearly marked. Final development review approval shall not be granted until all Standards have been met in accordance with the approved rezoning.