HORRY COUNTY ZONING DISTRICTS

This quick reference guide provides a general description of each zoning district. Refer to the Zoning Ordinance for complete permitted uses and requirements.

RESIDENTIAL DISTRICTS

Single Family*	Manufactured / Single Family*	Minimum Lot Size
SF40	**MSF40**	40,000 sq. ft.
SF20	**MSF20**	20,000 sq. ft.
SF14.5	**MSF14.5**	14,500 sq. ft.
SF10	**MSF10**	10,000 sq. ft.
SF8.5	**MSF8.5**	8,500 sq. ft.
SF7	**MSF7**	7,000 sq. ft.
SF6	**MSF6**	6,000 sq. ft. (single-family); 8,000 sq. ft. (duplex)

*SF districts exclude manufactured homes. MSF districts include manufactured homes.

District	District Name	General Description
MRD 1	Multi-Residential One	Mixed residential development in rural areas.
MRD 2	Multi-Residential Two	Mixed residential development in suburban areas.
MRD 3	Multi-Residential Three	Mixed residential development in urban areas.
MRD P	Multi-Residential Preservation	Mixed residential development where preservation of environmentally sensitive areas is encouraged and the density is guided by the comprehensive plan.
PDD	Planned Development District	A mixture of two types of residential development and non-residential uses on a single site, with a written narrative and conceptual plan. (PDD replaced the PUD district.)
MHP	Manufactured Home Park	Mobile home developments in which lots are leased.
RH	Resort Housing	Medium- to high-density housing for a transient population.

Agriculture Districts

District	District Name	General Description
RE	Rural Estates	Rural family farms with minimum one-acre lots, excluding mobile homes and including livestock.
AG1	Agriculture	Businesses for raising, caring for, and harvesting trees, plants, animals, and crops.
AG2	Commercial Agriculture	Farm related businesses characterized as agriculture-commercial in nature.
AG3	Agricultural Community Services	Intended for businesses that meet the needs of the rural community.
AG4	Agricultural Estate	Residential development of five acres or greater with non-commercial farming, horses, and limited farm animals.
AG5	Agricultural Manufactured Estate	Residential development of five acres or greater, including manufactured, modular, and mobile homes, with non-commercial farming, horses, and limited farm animals.
AG6	Agricultural Ranchettes	Residential development on 1.5 acres or greater with non-commercial farming and horses.
AG7	Manufactured Agricultural Ranchettes	Residential development on 1.5 acres or greater, including manufactured, modular, and mobile homes, with non-commercial farming.

Community Retail Districts

District	District Name	General Description
RE1	Neighborhood Retail Services	Retail businesses or services with limited impacts intended to serve the immediate neighborhood.
RE2	Community Retail Services	Retail business uses near communities or along transportation corridors.
RE3	Convenience & Auto-related Services	Retail and service uses adjacent to arterial or collector streets.
RE4	Retail with Accessory Outdoor Storage	Retail or service businesses requiring outdoor storage areas.

Professional and Medical Districts

District	District Name	General Description
PR1	Office-Professional	Office or institutional uses.
PR2	Campus Institution, Office & Research	Research, institutional, and light industrial uses developed in park settings.
ME1	Inpatient Medical Services	Inpatient and outpatient medical services, including doctors' offices and clinics.
ME2	Outpatient Medical Services	Intense medical services, including drug treatment centers and counseling facilities.

Commercial Recreation Districts

District	District Name	General Description
AM1	Indoor Amusement Commercial	Amusement-related uses within buildings or facilities.
AM2	Outdoor Amusement Commercial	Amusement-related uses generally located outside buildings or facilities.
DP	Destination Park	Recreational sites for travel trailers and campers.
CP	Conservation/Preservation	Preserves environmentally sensitive or scenic lands.

Industrial and Transportation Districts

District	District Name	General Description
BO1	Boating/Marine Commercial	Businesses reliant on the ocean, rivers, and streams.
PA1	Passenger & Product Transportation	Businesses that move people or goods within Horry County or to other destinations.
MA1	Limited Manufacturing and Industrial	Industries that do not pose potential environmental or safety hazards.
MA2	General Manufacturing and Industrial	Industrial and manufacturing uses that may require outdoor storage.
MA3	Heavy/Intense Manufacturing and Industrial	Intense manufacturing and industrial uses not appropriate near commercial or residential uses.
MI	Marine Industrial	Water-dependent commercial and industrial uses that require direct marine access.

Districts No Longer Available for Rezoning

The following zoning districts shall no longer be available for use in the rezoning of property within Horry County. Property zoned as any of following districts may remain zoned as such until rezoned.

District	District Name	General Description
GR	General Residential	High-density development including apartments and condominiums.
GRn	General Residential "n"	One, two, and multifamily housing, apartments, and condominiums at a specified density per acre. No manufactured homes.
RR	Resort Residential	Hotels, motels, and resort condominiums.
LFA	Limited Forest Agriculture	Agriculture, low-density residential, forestry, limited agricultural commercial, social, cultural, recreational, and religious uses.
FA	Forest Agriculture	Agriculture, forestry, low-density residential, limited commercial (maximum 4,500 sq. ft.), social, cultural, recreational, and religious uses.
CFA	Commercial Forest Agriculture	Agriculture, forestry, low-density residential, and commercial uses.
NC	Neighborhood Commercial	Businesses intended to serve the surrounding neighborhood.
CC	Community Commercial	Pedestrian-oriented commercial centers.
RCS	Retail Consumer Services	Uses focused on commercially operated recreational activities the public consumes, purchases, or participates in as part of day-to-day activities.
TRS	Transportation Related Services	Auto-reliant uses, auto services, public or private transportation facilities and services, and communication facilities.
HC	Highway Commercial	Automobile-oriented commercial development.
OPI	Office/Professional/Institutional	Office developments, hospitals, and nursing homes.
EIO	Education, Institution, Office	Services meeting the educational, medical, personal, professional, religious, and social needs of the community.
AC	Amusement Commercial	Businesses providing entertainment as their primary activity.
CR	Commercial Recreation	Uses focused on commercially operated recreational activities.
RC	Resort Commercial	Hotels, motels, condominiums, and marinas.
LI	Limited Industrial	Industries not considered objectionable in terms of smoke, noise, and similar impacts.
HI	Heavy Industrial	Large-scale manufacturing, processing, and assembling operations.