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PLANNING & DEVELOPMENT

May 6, 2026

ATTN: Samuel Morrow
smorrow@morrowrealty.com

RE: PIN 338-03-01-0018

To Whom It May Concern:

Per your request, I am providing this zoning verification letter for the property located at off **Boundary Street** in **Conway, SC**.

The aforementioned property is zoned **R2 (Medium-Density Residential District)**. The properties on either side are also zoned **R2**.

There is currently a **multi-family** project in review for this parcel. Per **Section 4.2-Use Tables** of the *City of Conway Unified Development Ordinance* (UDO), **multi-family** is permitted as a **"Conditional Use"** based on meeting the requirements found in **Article 6, Sections 6.2.1, 6.2.2, & 6.2.3** of the UDO (*attached*).

To the staff's knowledge, there are no current zoning **violations** that exist on this property. Please note that **zoning compliances and/or permits** are issued in conjunction with regulations in effect at the time of application.

Sincerely,

Kym Wilkerson
Deputy Director/Zoning Administrator

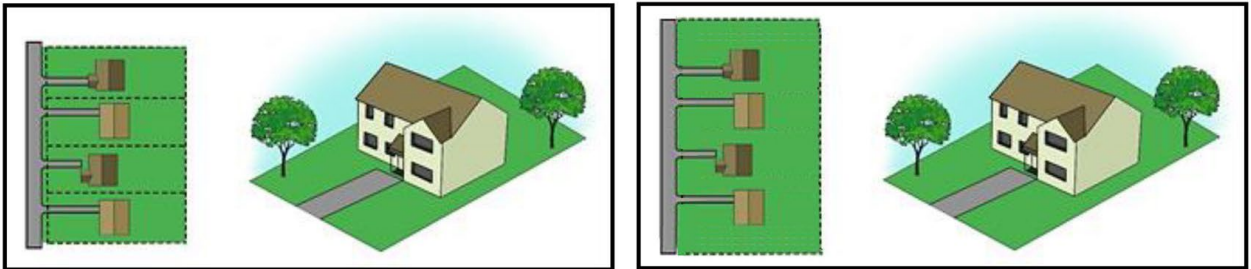
6.2.1 Dimensional Requirements

Except as specified for each dwelling type (below), the following dimensional requirements shall apply:

- A. Minimum Lot Size. The minimum lot sizes for each zoning district and/or dwelling type can be found in **Table 6.1: Dimensional Requirements for Residential Zoning Districts.**
- B. Setbacks: the front, side, corner front, and rear yard setbacks shall adhere to the requirements set forth in **Table 6.1.**
- C. **Each lot shall front on a public street.**

6.2.2 Residential Dwelling Types

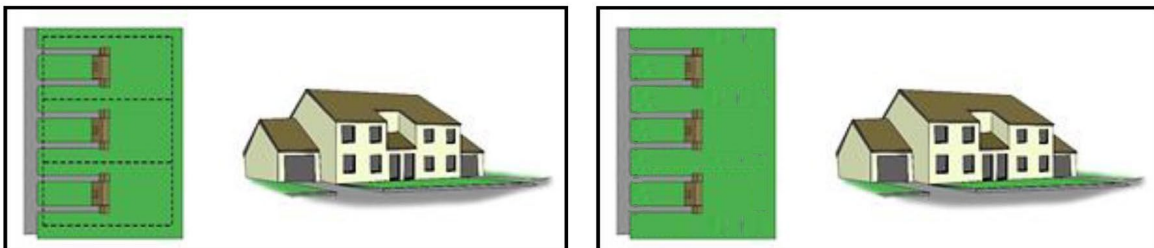
- A. **Single-Family Detached:** A one (1) family dwelling that is not attached to any other dwelling by any means and may include an attached garage. These units may be subdivided on fee simple lots or remain in-common in applicable zoning districts specified in **Table 6.1.**



1. **Dimensional Requirements:**

- a. Building Separation. In addition to adhering to setback requirements set forth in **Table 6.1**, each structure in an in-common development shall be a minimum of fifteen (15) feet from any other structure situated on the same parcel.

- B. **Duplex:** A building on a single lot containing two (2) single family dwelling units that are connected by an unpierced solid common wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall. Duplexes may be subdivided into simple lots or, remain in-common in applicable zoning districts specified in **Table 6.1.**



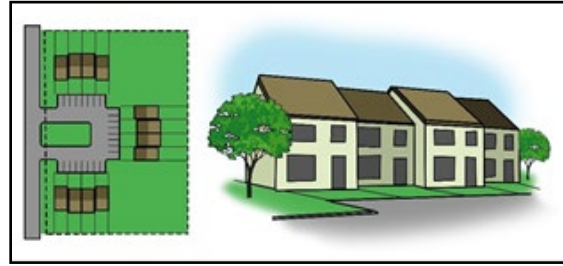
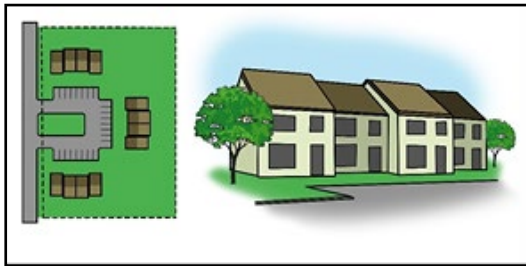
1. **Dimensional Requirements:**

- a. Building Separation. In addition to adhering to setback requirements set forth in **Table 6.1**, each structure in an in-common development shall be a minimum of fifteen (15) feet from any other structure situated on the same parcel.

- C. **Duplex Semi-Attached:** A one (1) family dwelling attached to one (1) other one (1) family dwelling by a common fire-resistant vertical wall extending from ground to roof, with each dwelling located on a separate lot.



- D. **Townhome:** A single-family dwelling in a row of at least three (3) and no more than eight (8) single family dwellings attached by common fire-resistant vertical walls. No unit is located over another unit. These units may be subdivided on fee simple lots or remain in common.



1. **Dimensional Requirements:**

- a. **Building Separation.** In addition to adhering to setback requirements set forth in Table 6.1, each structure in an in-common development shall be a minimum of fifteen (15) feet from any other structure situated on the same parcel.

- E. **Multi-Family:** A building containing three (3) or more dwelling units, including units that are located one over the other. Each dwelling unit has a common fire-resistant wall with another dwelling unit.

1. **Dimensional Requirements:**

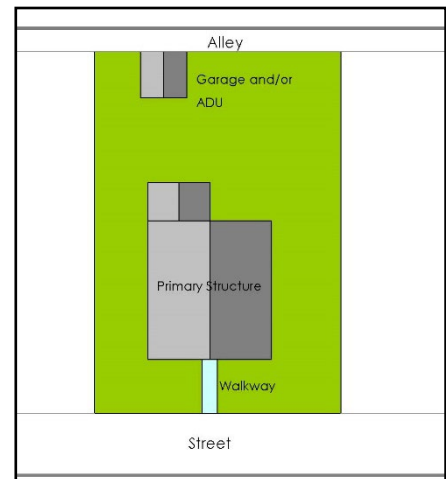
- a. **Building Separation.** In addition to adhering to setback requirements set forth in **Table 6.1**, each structure shall be a minimum of fifteen (15) feet from any other structure situated on the same parcel.
- b. **Density.** The density of the development of multi-family shall be determined by the parking requirements, open space limitations, yard requirements, height limitations in the area of construction and other factors set forth in the UDO.

- F. **Neo-Traditional:** (R-4 zoning district)

1. **Dimensional Requirements.** In addition to the requirements set forth in Table 6.1, the following standards apply:

- a. **Minimum Lot Width.** The minimum lot width of duplex buildings is fifty (50) feet.
- b. **Build-to-Lines.** The Planning Department shall establish a front build-to line for each street in a traditional residential development prior to preliminary plat approval. The build-to line shall be the line, in which the front of all homes on a given street must be aligned with. Typically, the build-to line should be between ten (10) and fifteen (15) feet from the right-of-way line. Refer to Section 6.1.11.

- i. Single-family detached dwellings shall be



permitted to deviate a maximum of two (2) feet on either side of the established build-to line.

- ii. All other permitted uses and conditional uses shall be exempt from the front build-to line requirements, provided, however, no building associated with such uses shall be located between the established build-to line and the right-of-way line.

2. **Additional Requirements / Development Standards**

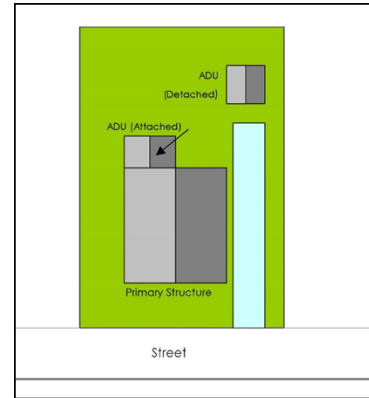
- a. All single-family detached dwelling units shall have a raised first floor level a minimum of thirty (30) inches above the finished elevation of the front sidewalk. Measurement shall be taken from the interior edge of the sidewalk at the midpoint of the lot frontage.
- b. The exterior façade finish for the above ground basement level foundation wall shall be identical to the remainder of the façade or other compatible finish approved by the City of Conway. The crawl space underneath the porch shall be enclosed.
- c. Single-family detached dwellings shall provide covered front porches that extend a minimum of forty (40) percent of the width of the dwelling (excluding garages). Such porches shall be a minimum of eight (8) feet in depth.
- d. Single-family detached dwellings situated on lots accessible by a rear service alley shall not be permitted attached or detached garages that are accessible from the principal street frontage. In such instance, garages shall be permitted that are accessible from the rear service alley.
- e. Single-family detached dwellings situated on lots that are accessible by a rear service alley shall be required to be separated from sidewalks by a natural hedge, picket, brick, or wrought iron fence, between two (2) and four (4) feet in height.

3. **Street Design Standards**

- a. All lots in proposed traditional developments shall be configured so that the rear of each lot is accessible by means of a service alley. Such service alleys shall be constructed in accordance with the requirements set forth in *Section 7.1.4, Table 7.1*. The Planning Commission may make exceptions to the requirements for rear service alleys where topography, property boundary configuration, or other site constraints make the provision for rear service alleys impossible or impractical.
- b. Proposed streets in traditional developments shall be configured in such a manner as to provide rectangular and/or square blocks that intersect at or near ninety (90) degree angles. Interconnectivity of proposed streets with other proposed streets, and adjacent tracts with development potential shall be required in order to improve traffic circulation. The requirements set forth herein shall not be construed to prohibit curvilinear streets where topography, property boundary configuration, or other site restraints warrant the use of curvilinear streets.
- c. Cul-de-sacs and dead-end streets shall be prohibited unless no other reasonable alternative is available. The use of cul-de-sacs solely for the purpose of increasing street frontage in order to provide additional lots shall be prohibited.

G. Accessory Dwelling Units (ADU's)

1. **Dimensional Requirements.** In addition to the setback requirements set forth in Table 6.1, the following standards apply:
 - a. **Location.** ADUs shall be located in the rear yard as defined by Article 2 with the exception of being part of an attached or detached garage, which may be located in a side yard. If located in a side yard, it shall not be located more forward than the front façade of the principal structure on the property, and it shall meet the setback requirements of the district.
 - b. **Height.** The height of the ADU shall be subject to the maximum height requirements set forth by the zoning district, per **Table 6.1**. Additionally, the ADU shall not exceed the height of the principal structure on the property.
 - c. **Number.** No more than one (1) ADU shall be permitted on a single deeded lot in conjunction with a permitted single-family detached dwelling.
 - d. **Size.** The size of an ADU shall not exceed 50 percent of the gross floor area of the principal dwelling or one thousand (1,000) square feet, whichever is less.
2. **Additional requirements and conditions:**
 - a. **Parking.** One (1) off-street parking space shall be required in addition to what is required for the principal use.
 - b. **Architecture.** The ADU must architecturally complement the primary structure in exterior finish and roof pitch. Additionally, the ADU should be compatible with the neighborhood in which it is established.
 - c. ADU's shall be detached from or attached to a single-family detached dwelling.
 - d. No retail sales shall be permitted.
 - e. All building codes and fire codes shall be met.
 - f. Under no circumstances shall the property be converted to a horizontal ownership regime.

**6.2.3 Residential Design Standards**

- A. **Intent.** Residential design standards are not an attempt to stifle design but are meant to inspire good architectural design while protecting and enhancing the aesthetic and visual character of residential developments within the City of Conway. More specifically, to:
 1. avoid monotony in design;
 2. protect and preserve the character of residential areas within the city and permit continued development of a compatible nature on vacant properties that are or will be proposed for residential development within the city limits;
 3. enhance the character and function of city streets;
 4. promote original and high-quality design, and reduce tract or production-style homes;
 5. maintain and enhance property values through appropriate aesthetic and functional design considerations;
 6. deemphasize garages as major visual elements along local residential streets;
 7. encourage design details, which add visual interest and encourage outdoor living spaces; and
 8. implement the city's goals and objectives within the city's comprehensive plan related to providing a mix of housing types and promoting quality site development and design that enhances Conway's sense of place within neighborhoods.

- B. Interpretation.** In their interpretation and application, the provisions of this ordinance shall be held to the minimum requirements necessary to protect and promote economic growth and stability, as well as the aesthetic appeal of the City of Conway.
- C. Applicability.** The design standards contained herein shall be applicable to any residential development considered to be a “major” subdivision or development, as defined in Section 10.2.2 of this UDO.
1. **Exceptions.** Minor developments, neo-traditional developments, as defined in Section 6.2.1 (F), and Accessory Dwelling Units (ADUs), as defined in Section 6.2.1 (G) are exempt from the standards contained herein.
 2. **Additions.** Additions to existing residential structures with nonconforming exterior surfaces may be permitted to continue with the nonconformity with the approval of the Planning Department.
- D. Single-Family (detached), Duplex and Duplex (Semi-Attached):**
1. **Facade materials.** The following materials are permitted on newly constructed residential structures:
 - a. Brick, fiber-cement, hardi-plank, stone, vinyl, or equivalent quality material, as approved by the Planning Department. A combination of these materials is encouraged.
 - b. When vinyl siding is proposed as one of the materials for the façade, the following additional requirements shall apply:
 - i. A combination of no less than two (2) types of materials, as described above, shall be required to be installed the entire width and length of the front and side facades of the structure. (See Fig. 2) Materials shall be diverse in appearance and on scale with the height of the structure. Building elevations are subject to staff review and approval.

Fig. 1: Garage dominant home with all vinyl siding on all facades



Fig. 2: Brick base of same width carried entire length of side of home.



2. **Block Diversity.** All major residential developments shall provide a variety of housing styles and house plans to avoid repetitive facades and building styles within the same development block. A development block within a residential development is defined as the smallest group of residential dwellings surrounded by streets.
 - a. Within the same block, no building elevation or mirrored building elevation shall be located on either side or across the street from itself. The following elements may be considered when determining this requirement has been met:
 - i. Different façade materials /colors or a combination of different materials and/or colors.
 - ii. Different offsets, recesses or projections are utilized on front building elevations.
 - iii. Variations in roof elevation, roof form, or roof projections (i.e. with or without dormers).
 - iv. Variations in porches and entries, window fenestration (placement, shape, orientation of windows).

- b. A block diversity plan illustrating lots, building elevations, and/or house plans shall be submitted for review with permit applications. No permits shall be issued until the development has an approved block diversity plan.
3. **Architectural Details and Features.** In addition to façade material requirements, structures shall contain a minimum of two (2) architectural details on front facades, a minimum of one (1) on side facades, and a minimum of one (1) on rear facades that are visible from public rights-of-way, and which must be provided on building elevations at the time of permit submittal:
- a. Vertical columns or pillars;
 - b. Stonework detailing on columns (if applicable);
 - c. Decorative / ornamental window design (i.e. window trim, recesses, adding bay windows, shutters, grids, etc.);
 - d. Decorative (front) door design;
 - e. Decorative / ornamental garage door design (i.e. glass/windows, carriage hardware, etc.);
 - f. Decorative roofline elements, such as roof brackets or dormers;
 - g. Porch (front) or covered entry features;
 - h. Decorative belly band trim;
 - i. Other decorative ornamentation/feature or design technique that meets the intent of this section, with the approval of the Planning Department.
4. **Attached Garages and/or Carports.** The following standards are applicable to single-family residential structures that contain attached garages and/or carports:
- a. Attached garages and/or carports shall have a mix of orientations within the development.
 - b. Garage dominant houses (i.e. snout houses), or those in which the garage and/or carport protrudes past the front façade by more than 10 feet, are prohibited in instances where the garage faces the front yard or public street(s).
 - c. Front-load garages, or garages facing a public street, shall contain decorative windows or other acceptable decorative / ornamental feature (standard squares on garage doors do not count).



5. **Parking.** When parking is to be provided via parking lot style/vehicle use area(s), in-common developments shall adhere to the minimum required and maximum allowed parking standards for an "Apartment", as cited in *Article 8, Table 8.3: Parking Requirements* and the Handicapped Accessible Parking Requirements of Section 8.2.3.
6. **Sidewalks.** A sidewalk or walkway, constructed of concrete or decorative pavers, a minimum of three (3) feet in width, shall be installed connecting the front door to the street-front sidewalk or driveway.
7. **Overhangs.** A minimum overhang/eave of 12-inches shall be required on all sides of all new single-family construction.
- a. Applicable Building and Fire codes shall apply.

8. **Shingles**. Where shingles are proposed to be installed, architectural shingles shall be used. **Three-tab shingles are prohibited.**
9. **Roof Pitch**. The minimum roof pitch for single-story dwellings shall not be less than 6:12.
10. **Chimneys** located on an exterior elevation of the dwelling must extend to the ground and be clad in masonry or same as adjacent materials.

E. Townhome:

1. **Facade Materials**. Buildings shall be constructed of materials consistent with characteristics of the neighborhood. Fiber cement, brick, vinyl siding, hardi-plank shake/shingle or an equivalent quality material as approved by the Planning Department, is required on all exterior surfaces of all structures within the development, including accessory structures.
 - a. There shall be a combination of no less than two (2) of the above listed materials on each façade of the building and must be installed the entire width and length of each façade. The primary material on the front elevation shall also be used on the side and rear elevations.
 - b. Building elevations shall be submitted with the preliminary plan set and must be reviewed and approved by TRC prior to plan approval.

Ex: Brick and Vinyl on all sides (The Wren Coastal Student Housing townhomes)



2. **Common Driveways, Parking Areas, Open Space, and other amenities** shall have provisions for perpetual maintenance by the participating property owners.
3. **Pathways**. A pathway system connecting greenway/open space areas accessible to neighborhood residents and connecting these areas to neighborhood streets and sidewalks shall be constructed. Pathways shall also have provisions for perpetual maintenance. Refer to *Article 7, Section 7.1.2* for design requirements for pathways.
4. **Front Loading Garages**. All units with front-loaded garages shall have garage faces with decorative design treatments to minimize their appearances. Garages for units/buildings located on rear alleys shall be located to the rear of the unit and accessed via alley only.
5. **Parking**.
 - a. Parking for townhomes provided via individual driveways, garages, or a combination of both, shall be required to provide a minimum of two (2) parking spaces for each unit. Such parking shall not impede the sidewalk, drive aisle or encroach into the public right-of-way.
 - b. When parking is to be provided via parking lot style/vehicle use area(s), townhome developments shall adhere to the minimum required and maximum allowed parking standards for an "Apartment", as cited in *Article 8, Table 8.3: Parking Requirements* and the Handicapped Accessible Parking Requirements of *Section 8.2.3*.

6. **Walkways**. A three-foot (3') wide sidewalk or walkway, constructed of concrete or decorative pavers, shall extend from the sidewalk or driveway to the steps, stoop, or porch of all units.
7. **Chimneys** located on an exterior elevation of the dwelling must extend to the ground and be clad in masonry or same as adjacent materials.
8. **Shingles**. Where shingles are proposed to be installed on all residential construction, architectural shingles shall be used. **Three-tab shingles are prohibited.**
9. **Roof Pitch**. The minimum roof pitch for a single-story townhome dwelling shall not be less than 6:12.

F. Multi-Family:

1. **Common Driveways, Parking Areas, Open Space, and other amenities** shall have provisions for perpetual maintenance by the participating property owners.
2. **Pathways**. A pathway system connecting greenway/open space areas accessible to neighborhood residents and connecting these areas to neighborhood streets and sidewalks shall be constructed.
3. **Open Space Standards**. Multifamily developments shall comply with the open space standards provided in Section 10.3.9.
4. **Sidewalks**. Sidewalks, a minimum of five (5) feet in width, shall connect all entrances to the street front sidewalk network. For streets without sidewalks, sidewalks shall be installed along the entire frontage as a condition of development, in accordance with Section 7.1.2.
5. **Façade materials**. Buildings shall be constructed of materials consistent with characteristics of the neighborhood. Fiber cement, brick, vinyl siding, hardi-plank shake/shingle or an equivalent quality material as approved by the Planning Department is required on all exterior surfaces of all structures within the development, including accessory structures.
 - a. There shall be a combination of no less than two (2) of the above-listed materials on each façade of the building and must be installed the entire width and length of each façade. The primary material on the front elevation shall also be used on the side and rear elevations.
 - b. Building elevation shall be submitted with the preliminary plan set and must be reviewed and approved by TRC prior to plan approval.

Ex: Brick and Vinyl on all sides



Source: Coastal Carolina University

6. **Chimneys** located on an exterior elevation of the dwelling must extend to the ground and be clad in masonry or same as adjacent materials.
7. **Shingles**. Where shingles are proposed to be installed on all residential construction, architectural shingles shall be used. **Three-tab shingles are prohibited.**
8. **Landscaping** for surface parking facilities shall comply with Section 9.3.4.

[ZA2020-09-21(A), ZA2023-05-15(B), ZA2024-06-03(C)]

6-13

Adopted December 12, 2011

Last Amended November 3, 2025