



CITY OF FOLLY BEACH

1st Reading:
2nd Reading:

Introduced by: Mayor Goodwin
Date: January 8th, 2019

ORDINANCE 03-19

AN ORDINANCE AMENDING CHAPTER 165 (DIMENSIONAL STANDARDS) OF THE FOLLY BEACH CODE OF ORDINANCES, SECTION 165.02 (MEASUREMENTS AND EXCEPTIONS) BY CHANGING THE MAXIMUM HEIGHT LIMIT TO 35 FEET ABOVE THE BFE ON THE DATE OF ISSUANCE FOR A PERMIT TO CONSTRUCT OR SUBSTANTIALLY IMPROVE A RESIDENTIAL OR COMMERCIAL STRUCTURE.

The City Council of Folly Beach, South Carolina, duly assembled, hereby ordains that the Folly Beach Code of Ordinance be amended as follows:

NOTE: Deleted material struck through, new material in red:

SECTION 165.02-03 HEIGHT.

(A) *Definition/measurement.*

(1) *Base flood elevation (BFE).* The water surface elevation (as depicted on the Flood Rate Insurance Map) corresponding to a level of flooding having a 1% probability of being equaled or exceeded in a given year.

(2) *Building height.* Height of building means the vertical distance measured from the established grade or base flood elevation (as appropriate) at the corner of a front of a building to the highest point of the roof.

(3) *Established grade.* Established grade is the finished grade following grading, excavation, or other land-disturbing activity.

(4) *Freeboard.* The amount of space between the top of the base flood elevation (as determined by the Flood Insurance Rate Map) and the lowest portion of a structure that is intended to accommodate heated floor area or habitable area.

(5) *Time of determination.* The maximum height allowable for any new or substantially improved residential or commercial building shall be determined by Base Flood Elevation in effect on the date of issuance of a permit to construct or substantially improve the structure.

(5) *Exclusions from height limitations.* The height limitations included in Table 165.01, Dimensional Standards, do not apply to spires, ventilators, and chimneys; however, the heights of these structures or appurtenances shall not exceed any height limitations prescribed by the Federal Aviation Administration.

(Ord. 05-10, passed 3-23-10)

ADOPTED this __ day of _____, 2019, at Folly Beach, South Carolina.

Ayes: _____

Nays: _____

Abstains: _____

Municipal Clerk

Tim Goodwin, Mayor