

RESIDENTIAL DIMENSIONAL STANDARDS								
ZONING DISTRICT/USE	LOT AREA				SETBACKS (2)			MAX. HEIGHT (9)
	Density (DU/Sq. Ft.)	Max. Lot Coverage	Min. Lot Area (Sq. Ft.)	Min. Lot Width (Ft)	Front (Ft)	Each Side (Ft)	Rear (Ft)	
RESIDENTIAL SINGLE-FAMILY	1/10,500	35% of high ground	10,500 per dwelling	70	10	14.3% of lot width (8)	10	34' above the top of the first living floor surface
RESIDENTIAL TWO-FAMILY	1/5,250 (up to 4 per acre max.)	35% of high ground	5,250 per dwelling	70	10	14.3% of lot width (8)	10	34' above the top of the first living floor surface
RESIDENTIAL MULTI-FAMILY	1/3,500 (up to 12 per acre max.)	35% of high ground	3,500 per multi-family dwelling unit	70	10	5	10	24' above the top of the first living floor surface (4)

(2) Required setbacks may be increased in accordance with the standards in § [166.04-03](#), Marsh Buffers (15' from critical line), and § [166.04-04](#), Beach and Dune Management Area (40' from perpetual easement line or OCRM baseline).

(4) Multi-family uses are limited to a maximum of two stories (measured from the top of the first living floor surface).

(8) Setbacks in the RSF and RTF zones shall be a minimum of five and a maximum of ten feet. Eaves may extend into the required setback up to 18". HVAC platforms may extend into the required setback up to 5' on the side of the structure but cannot be located on both sides.

(9) Max height shall not exceed 50 feet above the elevation of the centerline of the nearest public street existing as of July 25, 2006.

MAXIMUM SQUARE FOOTAGE = (Buildable lot area - 10,500) x 10%) + 3,600

For a lot with a buildable lot area of 7,500 square feet, the max square footage for a dwelling is 3,300 sq ft: $((7,500 - 10,500) \times 0.1) + 3,600 = 3,300$	For a lot with a buildable lot area of 10,500 square feet, the max square footage for a dwelling is 3,600 sq ft. $((10,500 - 10,500) \times 0.1) + 3,600 = 3,600$	For a lot with a buildable lot area of 12,500 square feet, the max square footage for a dwelling is 3,800 sq ft $((12,500 - 10,500) \times 0.1) + 3,600 = 3,800$	For a lot with a buildable lot area of 19,500 square feet, the max square footage for a dwelling is 4,500 sq ft $((19,500 - 10,500) \times 0.1) + 3,600 = 4,500$
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(a) The total heated floor area for a single-family dwelling shall not exceed 4,500 square feet regardless of lot size.

(b) The total heated floor area for a two-family dwelling (or two detached dwellings on a single lot) shall not exceed 4,500 sq ft regardless of lot size.

PARKING: One off-street parking space per bedroom

For questions contact zoning@follybeach.gov
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