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**ISLAND COMMERCIAL (IC)**

Single- and two- family uses	1/10,500 (up to 4 per acre max.)	35% (3)	10,500	70	10	≤ 10	10	34' above the top of the first living floor surface (4)
			3,500 per unit					
All other uses	N/A 1/5,250		5,250		None 10'	None required except when abutting RSF, RTF, or RMF; then greater of ½ structure height or 15 feet 10'		34' above the top of the first living floor surface (4)  40' above the centerline of the nearest public street(4)

NOTES:

Uses may also be subject to district-specific standards ([Chapter 163](#)), use-specific standards ([Chapter 164](#)), or design standards ([Chapter 166](#)) that further limit these standards.

Required setbacks may be increased in accordance with the standards in § [166.04-03](#), Marsh Buffers, and § [166.04-04](#), Beach and Dune Management Area (if applicable).

Single- and two-family structures are subject to maximum floor area ratio limitations in § [166.05-03](#), Single-and Two-Family Design Standards (as appropriate).

Multi-family uses are limited to a maximum of two stories (measured from the top of the first living floor surface). **Non residential uses in the DC and IC Districts are limited to a maximum of three stories. Roof top decks and parking areas greater than seven feet in height located below the first finished floor shall constitute a story for the purpose of measuring height.**

New development fronting Center Street shall be built to the edge of the street right-of-way, to the maximum extent practicable.

There is no minimum lot size except where required by DHEC for on-site wastewater facilities.

There shall also be a setback of 25 feet from the OCRM critical line in the CN district.

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 side of the structure, but cannot be located on both sides.

Max height shall not exceed height regulated in § [90.05](#).

**ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2022, at Folly Beach, South Carolina.

**Ayes:**

**Nays:**

**Abstains:**

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**Municipal Clerk**

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**Tim Goodwin, Mayor**