



# CITY OF FOLLY BEACH

1<sup>st</sup> Reading: May 10, 2022  
 2<sup>nd</sup> Reading:

Introduced by: Mayor Goodwin  
 Date: May 10, 2022

## ORDINANCE 011-22

### AN ORDINANCE AMENDING THE STANDARDS OF THE DOWNTOWN COMMERCIAL DISTRICT BY AMENDING TABLE 164.01 (TABLE OF USES) TO ELIMINATE MULTIFAMILY USE AND TABLE 165.01 (DIMENSIONAL STANDARDS) TO INCREASE THE REQUIRED SETBACKS AND SET THE MAXIMUM HEIGHT AT 40' FEET OR THREE STORIES

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 shown in red,**

#### § 164.01 TABLE OF USES.

Table 164.01, Table of Allowed Uses, sets forth the uses allowed within the base zoning districts.

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

<i>TABLE 164.01: TABLE OF ALLOWED USES</i>				
<i>P = Permitted    S = Special Exception    A = Allowed in PD District    Blank Cell = Prohibited</i>				
<i>Use Category</i>	<i>Use Type</i>	<i>Zoning District</i>		<i>Additional Standards</i>
		<i>Residential</i>	<i>Nonresidential</i>	

<i>RSF</i>	<i>RT F</i>	<i>RM F</i>	<i>DC</i>	<i>IC</i>	<i>M C</i>	<i>CC</i>	<i>CN</i>	<i>P D (1)</i>
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**TABLE 164.01: TABLE OF ALLOWED USES**

*P = Permitted S = Special Exception A = Allowed in PD District Blank Cell = Prohibited*

<i>Use Categor y</i>	<i>Use Type</i>	<i>Zoning District</i>									<i>Additional Standards</i>
		<i>Residential</i>				<i>Nonresidential</i>				<i>P D (1 )</i>	
		<i>RSF</i>	<i>RT F</i>	<i>RM F</i>	<i>D C</i>	<i>IC</i>	<i>M C</i>	<i>CC</i>	<i>C N</i>		

**RESIDENTIAL USE CLASSIFICATION**

Household Living	Multi-family dwelling			P	P			P		A	§ 164.03-01(A)(1)
	Single-family dwelling	P	P	P	P	P	P	P		A	§ 166.05-02
	Two-family dwelling		P	P	P	P	P	P		A	§ 164.03-01(A)(2)
	Townhouse			P				P		A	§ 166.05-03
	Residential unit over nonresidential use			P	P	P	P	P		A	

**§ 165.01-02 Dimensional Standards in the Zoning Districts.**

Unless otherwise specified, all principal and accessory structures in the zoning districts are subject to the dimensional standards set forth in [Table 165.01](#), Dimensional Standards.

**TABLE 165.01: DIMENSIONAL STANDARDS (1)**

<i>ZONING DISTRICT/USE</i>	<i>LOT AREA</i>				<i>SETBACKS (2)</i>			<i>MAX. HEIGHT (9)</i>
	<i>Density (DU/Sq. Ft.)</i>	<i>Max. Lot Coverage</i>	<i>Min. Lot Area (Sq. Ft.)</i>	<i>Min. Lot Width (Ft)</i>	<i>Front (Ft)</i>	<i>Each Side (Ft)</i>	<i>Rear (Ft)</i>	

DOWNTOWN COMMERCIAL (DC)								
Single- and two-family uses	1/10,500 (up to 4 per acre max.)	50% of high ground (3)	10,500	35	10 (5)	5-10	10	34' above the top of the first living floor surface (4)
Multi-family uses	1/3,500 (up to 12 per acre max.)		3,500 per multi-family dwelling unit		None required (5) 10	None required except when abutting RSF, RTF or RMF; then greater of 1/2 structure height or 15 feet  10		
Outdoor retailers			2,625 per outdoor retailer					
All other uses	N/A		5,250					40' above the first living floor surface centerline of the nearest street (4)

See § [163.05](#)

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**