



# 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 012-22 AN ORDINANCE CREATING THE CENTER STREET OVERLAY ZONING DISTRICT.

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,**

### § 163.05 OVERLAY DISTRICTS.

#### § 163.05-01 Overlay Zoning Districts Established.

~~The Folly Road Corridor Overlay District is established by this ZDO. The overlay zoning district requirements~~ **of this section** shall be applied in addition to any applicable base zoning district requirements. Except where specifically provided in this chapter, variances from the overlay zoning district standards shall not be granted.

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

#### § 163.05-02 Folly Road Corridor Overlay District (FCOD).

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#### **§ 163.05-03 Center Street Overlay District (CSOD).**

**(A) Purpose and intent.** The intent of these provisions is to regulate land use along Center Street in a manner that is consistent with historical patterns. Properties subject to the overlay have different access availability and are generally smaller than other lots in the Downtown Commercial District. Existing development is primarily at grade and adjacent to the right of way.

(B) *Location.* The CSOD extends from the Folly River Bridge to the intersection of Arctic Avenue and Center Street. It extends from Center Street to the 10' alleys running behind and parallel to Center Street to the East and West of Center Street.

(C) *Conflict.* The CSOD zoning district regulations of this chapter apply in addition to the underlying (base) zoning district regulations. In case of conflict between the CSOD regulations and other regulations in this ZDO, the CSOD regulations shall control.

(D) *Applicability.* The standards in this section shall apply to all parcels within the CSOD.

(E) *District-specific standards.* All development within the CSOD shall comply with the following standards:

(1) *Lot coverage exceptions for public and semi-public areas adjacent to Center Street.* Any impervious surfaces used as a porch, dining area, courtyards, deck, or similar public or semi-public space adjacent to the Center Street right of way shall not be counted when calculating the total amount of impervious lot coverage of the development.

(2) *Standalone residential uses.* New residential development must include a non residential use on the ground floor. Residential density shall be controlled by the base district regulations for the Downtown Commercial District in § 165.01-02 Dimensional Standards by Zoning Districts.

(3) *New development required to be built at grade.* New buildings in the CSOD located in an A Zone shall be constructed at grade and flood proofed rather than elevated.

(4) *Maximum Height.* The maximum height of new structures shall be limited to 34' from grade and two stories. Rooftop decks, whether covered or uncovered, shall constitute a full story for the purposes of measuring building height within the district.

(5) *No parking required.* Except for residential use above a commercial use, no parking shall be required for development with the CSOD. Parking for residential use over a commercial use shall be provided as required by § 166.06-04 Off-street Parking Standards.

(Ord. 05-10, passed 3-23-10; Am. Ord. 04-14, passed 3-11-14; Am. Ord. 02-17, passed 4-11-17; Am. Ord. 15-20, passed 12-8-20; Am. Ord. 11-21, passed 5-11-21)

**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**