

ORDINANCE

AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, SECTION 6.5.K, "MEASUREMENT AND EXCEPTIONS; HEIGHT," TO REQUIRE THE FINISHED FIRST FLOOR OF NEW RESIDENTIAL CONSTRUCTION TO BE ELEVATED A MINIMUM OF 18" ABOVE GRADE

WHEREAS, new residential construction is required to be elevated above grade in many areas of the City; and

WHEREAS, elevating residential units slightly above grade helps prevent flooding from surface waters, offers aesthetic benefits, increases privacy, and assists with termite control; and

WHEREAS, in the recent heavy rains, a number of structures that were built at grade were flooded or came close to being flooded; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance that requires the finished first floor of all new residential construction to be elevated 18" above grade; and

WHEREAS, this amendment has been presented to the Beaufort--Port Royal Metropolitan Planning Commission and the Commission recommended approval; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on October 14, 2014, with notice of the hearing published in *The Beaufort Gazette* on September 29, 2014;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that *The Unified Development Ordinance of the City of Beaufort, South Carolina*, be amended as follows:

Revise Section 6.5.K, "Measurement and Exceptions; Height," by adding a new paragraph 1 to read as follows, renumbering the existing paragraphs as appropriate:

1. First Floor Heights Above Grade

The finished first floor of new residential construction must be elevated a minimum of 18" above average finished grade adjacent to the building exterior if the finished floor will be lower than the average grade along any property line.

This ordinance shall become effective immediately upon adoption.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY