

Sec. 14-19. – Standards for areas outside of the Special Flood Hazard Area (SFHA)

- (1) Minimum finished floor elevation.
- a. All new non-commercial structures not located in a special flood hazard area shall have the lowest floor and all mechanical or electrical equipment, such as compressors, air conditioning units, etc., elevated not less than 18 inches above the highest adjacent grade of the lot. Final site grading shall insure that ponding of stormwater will not occur beneath the building, nearer than three feet from the building's perimeter or any mechanical or electrical equipment.
 - b. All new commercial structures, not located in a special flood hazard area, shall have the lowest floor and all mechanical or electrical equipment, such as compressors, air conditioning units, etc., elevated not less than 18 inches above the centerline of the road. Final site grading shall insure that ponding of stormwater will not occur beneath the building, nearer than three feet from the building's perimeter or any mechanical or electrical equipment.
- (5) Gas containers shall be strapped and anchored to prevent movement and flotation or buried below grade and anchored to a reinforced footing.

SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, that invalidity shall not affect the other provisions of this article, which can be given effect without the invalid provision or application, and to this end the provisions of this article are declared to be severable.

EFFECT OF SECTION HEADINGS. The headings or titles of the sections hereof shall be solely for convenience of reference and shall not affect the meaning, construction, interpretation or effect of this ordinance.

REPEAL AND EFFECTIVE DATE. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed. This ordinance shall take effect immediately upon approval at second reading by the Town Council of the Town of Surfside Beach, South Carolina.

BE IT ORDERED AND ORDAINED by the Mayor and Town Council of the Town of Surfside Beach, South Carolina, in assembly and by the authority thereof, this 13th day of September 2016.

Robert F. Childs, III, Mayor

Ron Ott, Mayor Pro Tempore

Timothy T. Courtney, Town Council

Mark L. Johnson, Town Council

David L. Pellegrino, Town Council

Julie Samples, Town Council

Randle M. Stevens, Town Council

Attest:

Debra E. Herrmann, CMC, Town Clerk