COUNTY OF HORRY  )  
STATE OF SOUTH CAROLINA  )  
ORNIDANCE 95-19  

AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRYY COUNTY CODE OF 
ORDINANCES PERTAINING TO BUILDING HEIGHT AND SETBACK COMPLIANCE REGARDING 
THE ELEVATION OF STRUCTURES WITHIN SPECIAL FLOOD HAZARD AREAS.

WHEREAS, the Zoning Ordinance shall define building height using current building code standards and remove 
reference to base flood elevation from district height language; and,

WHEREAS, the amended Zoning Ordinance sections shall create consistency for determination of building height 
and setback requirements with neighboring jurisdictions; and,

WHEREAS, exceptions for the elevation of conforming and non-conforming structures shall be provided in special 
flood hazard areas to account for elevation requirements determined by FEMA and Horry County; and,

WHEREAS, it is the intent of the County Council to allow properties subject to improvements for the protection of 
public safety to be used to their highest potential.

NOW THEREFORE, by the power and authority granted to the Horry County Council by the Constitution of the 
State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and 
enacted that:

1. Amendment of Zoning Appendix B, Article IV, Section 416. Section 416 of the Zoning Ordinance is 
hereby amended as follows: 
(All text in strikethrough shall be deleted and all text shown underlined and bolded shall be-added)

416. Building Height  
The vertical distance measured from the finished grade at the building line to the highest point of the roof, or the 
average height of the roof as calculated in accordance with provisions of the Standard Building Code mean 
elevation of the finished grade at the front of a building or structure to the mid-point between the eaves and 
the highest point of the roof. Except that within special flood hazard areas height shall be measured from the 
base flood elevation, plus up to 3 feet of elevation to accommodate provisions for flood hazard reduction as 
specified in Chapter 9 of the Horry County Code of Ordinances. (For exceptions refer to sections 707.3, 903 and 905).

2. Amendment of Zoning Appendix B, Article VII, Section 709.3. Section 709.3 of the Zoning Ordinance 
hereby amended as follows: 
(All text in strikethrough shall be deleted and all text shown underlined and bolded shall be-added)

709.3 (E) The maximum building height is one hundred twenty (120) feet, provided that the requirements of all 
other applicable ordinances can be met, such as the Airport Height Ordinance. For multifamily projects developed 
upon tracts less than one (1) acre in size, the maximum allowable height shall not exceed sixty (60) feet in height 
above grade or the base flood elevation (BFE), whichever is greater;

3. Amendment of Zoning Appendix B, Article VII, Section 720.3. Section 720.3 of the Zoning Ordinance 
hereby amended as follows: 
(All text in strikethrough shall be deleted and all text shown underlined and bolded shall be added)

720.3 (A) 5. Maximum building height above base flood elevation: Twenty-five (25) feet.

4. Amendment of Zoning Appendix B, Article V, Section 500.2. Section 500.2 of the Zoning Ordinance is 
hereby amended as follows: 
(All text in strikethrough shall be deleted and all text shown underlined and bolded shall be added)
500.2 Enlargements and alterations

c. Structures may be elevated for flood protection as long as the structure is not enlarged or altered in a manner that causes further encroachment into the required setback. Any building or structure, conforming or non-conforming may be raised up to three feet above base flood elevation in special flood hazard areas without having to come into compliance with required setback or height restrictions; no structure may exceed the maximum allowable height as allowed by the Airport Height Ordinance.

5. Severability: If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section, or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.

6. Conflict with Preceding Ordinances: If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section, or part shall be deemed repealed and no longer in effect.

7. Effective Date: This Ordinance shall become effective upon third reading.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1       Bill Howard, District 2
Dennis DiSabato, District 3       Gary Loftus, District 4
Tyler Servant, District 5         Cam Crawford, District 6
Orton Bellamy, District 7         Johnny Vaught, District 8
W. Paul Prince, District 9        Danny Hardee, District 10
Al Allen, District 11

Attest:
Patricia S. Hartley, Clerk to Council

First Reading:  October 15, 2019
Second Reading: November 5, 2019
Third Reading:  November 19, 2019