

Ordinance 2015-03

**AN ORDINANCE FOR THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA
THE PURPOSES FOR WHICH ARE TO AMEND ARTICLE 14, CHAPTER 3,
SECTION 14-73 (h), SECTION 14-78 (5) AND, SECTION 14-78 (6); AND TO AMEND
ARTICLE 7, CHAPTER 1, SECTION 7-103 AND SECTION 7-105**

WHEREAS, the Town prefers that a carriage style design be incorporated into designs for attached garages for single family dwellings, and;

WHEREAS, it is necessary that the limit now imposed of 600 square feet be increased to 800 square feet so as to accommodate a carriage house design, and;

WHEREAS, heating and cooling below base flood elevation is currently prohibited and the town wishes to allow a limited exception, and;

WHEREAS, the Town wishes to allow access stairwells and anterooms to be heated and cooled, provided the combined square footage does not exceed a total of 200 square feet, and;

WHEREAS, the needed fire flow is an index of the relative structured fire severity potential and the Town wishes to adopt the current International Fire Code, and;

NOW, THEREFORE, BE IT ORDERED AND ORDAINED, by the Council of the Town of Kiawah Island, South Carolina and it is ordained by the authority of said Council.

Section 1 Purpose

The purpose of this Ordinance is to Amend Article 14, Chapter 3, Section 14-73 (h), Section 14-78 (5), and Section 14-78 (6); to Amend Article 7, Chapter 1, Section 7-103 and Section 7-105; to Amend Article 15, Chapter 1, Section 15-105 (c)

Section 2 Ordinance

A. Article 14, Chapter 3, Section 14-73 (h) shall be amended as follows:

In the second line “600” shall be changed to “800.”

B. Article 14. Chapter 3, Section 14-78 (5) shall be amended as follows:

Properties that are located in areas that are designated as an “A” zone shall be permitted to utilize the structures perimeter foot print and an additional 300 square feet of enclosed space within the defined footprint to be used as storage. Garages shall not exceed an overall dimension of 800 square feet.

- C. Article 14, Chapter 3, Section 14-78 (6) shall be amended as follows:

Heating and cooling below base flood is prohibited for all structures; however, access stair wells and anterooms leading from the garage area beneath the home may be heated and cooled provided the total combined square footage shall not exceed 200 square feet.

- D. Article 7, Chapter 1, Section 7-103 shall be amended as follows:

The words “Guide for Calculating Needed Fire Flow at Kiawah Island, SC” which is incorporated herein by reference and made a part hereof as if set forth fully herein verbatim shall be replaced with: “Guide for Calculating Needed Fire Flow at Kiawah Island, SC shall be superseded by table B105.1 of the 2012 International Fire Code as adopted by the State of South Carolina, and the Town of Kiawah Island.” The current language found in Article 9, Division 2, Section 9-32 shall control. The determination of fire flow demand, shall be governed by Sections B104 and B105 and table B105.1 of the International Fire Code.

- E. Article 7, Chapter 1, Section 7-105 shall be amended as follows:

The words “Guide for Calculating Needed Fire Flow at Kiawah Island, SC” which is incorporated herein by reference and made a part hereof as if set forth fully herein verbatim shall be replaced with: “Guide for Calculating Needed Fire Flow at Kiawah Island, SC shall be superseded by table B105.1 of the 2012 International Fire Code as adopted by the State of South Carolina, and the Town of Kiawah Island.” The current language found in Article 9, Division 2, Section 9-32 shall control. The determination of fire flow demand, shall be governed by Sections B104 and B105 and table B105.1 of the International Fire Code.


SECTION 3 Severability

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

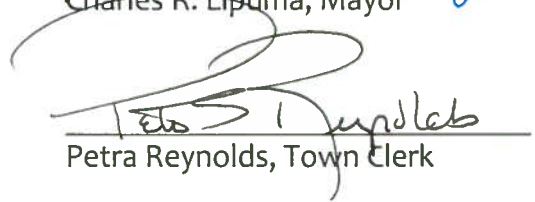
SECTION 4 Effective Date and Duration

This Ordinance shall be effective upon second reading approval.

PASSED, APPROVED, AND ADOPTED BY COUNCIL FOR THE TOWN OF KIAWAH ISLAND
ON THIS 10th DAY OF MARCH, 2015.



Charles R. Lipuma, Mayor



Petra Reynolds, Town Clerk

First Reading Approval: February 10, 2015

Second Reading Approval: March 10, 2015