



Town of Hilton Head Island

Planning Commission Meeting

Wednesday, January 21, 2026, 2:00 PM

1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers

The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

1. **Call to Order**
2. **Pledge to the Flag**
3. **Adoption of the Agenda**
4. **Approval of the Minutes**
 - a. Regular Meeting Minutes of December 17, 2025.
5. **Unfinished Business**
6. **New Business**
 - a. Request for Planning Commission Initiation of an Amendment to Title 16 of the Municipal Code, the Land Management Ordinance, to amend section 16-3-106 Holiday Homes Neighborhood Character Overlay District (HH-NC-O) to Modify and Add Regulations Pertaining to Setback, Buffers, Impervious Coverage, Floor Area Ration, and Parking.
7. **Public Comment - Non Agenda Items**
8. **Commission Business**
9. **Chairman's Report**
10. **Staff Reports**
11. **Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, December 17, 2025, 2:00 PM Minutes

1. Call to Order

Chairman Henz called the meeting to order at 2:00 p.m.

In attendance: Chairman Henz, Vice Chair Whaley, Commissioners Hewitt, Siebold, Turnbull, Redman, DuBois and Cordes.

2. Pledge to the Flag

3. Adoption of the Agenda

Ms. Hewitt made a motion to approve the agenda. Mr. Redman seconded the motion. The motion passed unanimously, 8-0.

4. Approval of the Minutes

- a. Regular Meeting Minutes of November 19, 2025.

Mr. Cordes made a motion to approve the minutes of November 19, 2025. Ms. Hewitt seconded. The motion passed unanimously, 8-0.

5. Unfinished Business

- a. PPR-001035-2025: Public Hearing Request from Neal Eike, with the Town of Hilton Head Island, for an Application for Public Project Review for the property identified on Beaufort County Tax Maps as Parcel R550 014 000 0763 0000, also identified as 30 Arrow Road, for the development of a new pickleball facility on a Town-owned parcel. - Shea Farrar, Principal Planner

Chairman Henz introduced the item and declared the public hearing open. Shea Farrar, Principal Planner, presented an application for Public Project Review for the development of a new pickleball facility at 30 Arrow Road. Neil Eike, Senior Project Manager, presented and answered questions from the Commission. The Commission received comments from the public regarding the application. The public hearing was then closed. Vice Chair Whaley made a motion to approve with the condition that the pickleball facility maintain a maximum of 19 courts. Mr. Redman seconded the motion. The motion passed unanimously, 8-0.

6. New Business

7. Public Comment - Non Agenda Items

8. Commission Business

9. Chairman's Report

10. Staff Reports

11. Adjournment

The meeting was adjourned at 2:28 p.m.

The full recording and a transcript of this meeting can be found on the Town's website at www.hiltonheadislandsc.gov



TOWN OF HILTON HEAD ISLAND

Planning Commission

TO: Planning Commission
FROM: Zac Gordon, AICP, Planning Director
CC: Shawn Leininger, AICP, Deputy Town Manager
Marc Orlando, ICMA-CM, Town Manager
DATE: January 21, 2026
SUBJECT: Request for Planning Commission Initiation of an Amendment to Title 16 of the Municipal Code, the Land Management Ordinance, to amend section 16-3-106 Holiday Homes Neighborhood Character Overlay District (HH-NC-O)

RECOMMENDATION:

Planning Commission provide direction on the Holiday Homes Neighborhood Character Overlay District Amendment request by residents of the Holiday Homes neighborhood.

BACKGROUND:

Properties within the Holiday Homes neighborhood are zoned Residential Single-Family-6 Zoning District with the Holiday Homes Neighborhood Character Overlay District. The purpose of the overlay is to provide additional zoning regulations that support the desired character of the neighborhood. These additional regulations are related to setbacks, buffers, impervious coverage, floor area ratio, parking, and minimum lot size.

In March and April of this year, three building permits were submitted and approved for the construction of new single-family homes on Oleander Street in the Holiday Homes neighborhood. Each home complies with the standards of the Residential Single-Family-6 Zoning District and the Holiday Homes Neighborhood Character Overlay District. Multiple residents of the neighborhood have expressed concerns with the effectiveness of the overlay to provide development outcomes that reflect the character of the neighborhood. As a result, neighborhood residents requested the Town amend the Holiday Homes Neighborhood Character Overlay District.

SUMMARY OF AMENDMENT:

Holiday Homes neighborhood residents have requested proposed zoning amendments that more closely align with existing protective private covenants for the neighborhood that were shared with the Town on June 12, 2025. Among other items, these protective covenants, adopted in 1957, require homes to be single-family detached homes, not more than 2-1/2 stories in height, and garages shall not be for more than two cars. However, these covenants do not

establish a property owners association for enforcement. As a result, enforcement is left to each individual property owner.

The following table summarizes the current requirements of the Holiday Homes Neighborhood Character Overlay compared to the proposed resident requested amendments.

Code Requirement	Current	Resident Proposal	Change Proposed
Setbacks			
Rear	10 ft	10 ft	No
Side	10 ft ^{a,b}	10 ft ^a	Yes
Side Angles	20 ft ^c / 65 Degrees	20 ft ^c / 65 Degrees	No
Street	20 ft ^d	20 ft ^d	No
Folly Field Road	20 ft	20 ft	No
Buffers			
Street	20 ^d	20 ^d	No
Driveway Width (Total)	24 ft	22 ft	Yes
Folly Field Road	20 ft	20 ft	No
Max Impervious Coverage	50%	45%	Yes
Floor Area Ratio (FAR)	0.45	0.45	No
Max Gross Floor Area (GFA)	4,000 sq ft ^{e,f,g}	3,200 sq ft ^{e,g}	Yes
Parking			
First 2,000 sq ft GFA	2 spaces	2 spaces	No
Each Additional 1,000 sq ft GFA	1 space	1 space	No
Garage Parking	n/a	Max 2 spaces	Yes
Min Lot Size	7,260 sq ft ^h	7,260 sq ft ^h	No
Max Height	35 feet ⁱ	30 feet	Yes
Max Stories	n/a	2-1/2 stories	Yes

a. May be reduced to 5 feet to preserve trees, sum must total 20 feet.

b. A lot with less than 50 feet of street frontage or less than 0.15 acres in area shall be permitted to reduce side yard setbacks to a minimum of 5 feet.

c. Measured 20 feet above 13 feet above mean sea level using the NAVD 88 vertical datum or pre-development grade, whichever is higher, at the setback line

d. In the case of a corner lot, the required 20 feet adjacent street setback may be reduced to 10 feet for the street with the lower average daily trips (ADT)

e. The gross floor area shall be calculated as all enclosed space with a ceiling height of seven feet or greater with the exclusions noted in f and g.

f. Enclosed areas, where the floor level is located below the required base flood elevation (BFE), which are used solely for parking or storage are excluded from gross floor area.

g. Attic space as defined by the latest adopted edition of the IBC are excluded from gross floor area.

h. For the subdivision or recombination of any lot shown on a plat recorded prior to July 21, 1998.

i. Established in the RSF-6 Zoning District.

As requested, these amendments attempt to provide new and more restrictive land management regulations to better control the mass and scale of homes in accordance with the protective covenants. It is important to note that reductions in requirements, such as those proposed by this request, can result in existing homes not being compliant and becoming non-conforming to the regulations. Town staff have preliminarily identified the following impacts that may result from the proposed amendment.

1. *Side Setback.* No lots have less than 50 feet of street frontage or less than 0.15 acres of area. As a result, there would be no impact from the removal of this exception.
2. *Driveway Buffer Width.* Town staff have attempted to measure driveway buffer widths using aerial images. While this effort is significantly limited by tree canopy coverage limits, there is at least one driveway that will become non-conforming by the reduction in driveway buffer width.
3. *Impervious Coverage.* Based on available GIS data, there are approximately 14 properties that do not comply with the current 50% maximum impervious coverage amount. Reducing maximum impervious coverage to 45%, increases non-conforming properties to 21.
4. *Floor Area Ratio.* Currently all homes meet the floor area ratio. The proposed amendment would eliminate the exclusion of enclosed areas located below the base flood elevation used for parking or storage from the gross floor area calculation. If applicable, this change would increase the floor area ratio potentially making the home non-compliant. Given the age of the neighborhood, permit and elevation data are not available for many homes. However, based on GIS data, nearly all homes within the neighborhood appear to be below the base flood elevation, 13 feet mean sea level. This amendment could result in some homes becoming non-compliant with the floor area ratio.
5. *Maximum Gross Floor Area.* Currently all homes meet the maximum gross floor area ratio. According to County Assessor and building permit gross floor area data, the reduction of the maximum area from 4,000 to 3,200 would result in at least one home becoming non-compliant. The removal of the exclusion for enclosed areas located below the base flood elevation used for parking or storage would result in approximately 7 homes becoming non-compliant. Further, those homes with areas near the 3,200 square feet threshold would be limited in their ability to expand in the future.
6. *Garage Parking.* Although this is a private covenant restriction, this would be a new zoning requirement. Establishing a maximum number of 2 garage spaces would result in at least 3 homes becoming non-compliant.

7. *Maximum Building Height.* Based on available data, all homes appear to meet the maximum height requirement of 35 feet. However, it appears at least 6 homes will become non-compliant if the maximum building height were reduced to 30 feet.
8. *Maximum Number of Stories.* Although this is a private covenant restriction, this would be a new zoning requirement. Establishing a maximum number of 2-1/2 stories would result in 6 homes becoming non-compliant.

Any amendment to the Holiday Homes Neighborhood Character Overlay will apply to all lots in the neighborhood. The residents that have been in contact with Town Staff are coordinating with other property owners in the neighborhood. While these residents work to communicate these changes to all 57 property owners, they have collected signatures of support for the currently proposed amendments that include a majority (currently 31) of the property owners.

NEXT STEPS:

Depending on direction from the Community Development & Public Services Committee, the following approval process is required for a text amendment to the Land Management Ordinance:

1. Planning Commission concurrence to consider the proposed amendment – January.
2. Planning Commission public hearing and recommendation to Town Council – March.
3. Community Development & Public Services Committee review and recommendation to Town Council – April.
4. Town Council First Reading – May.
5. Town Council Second Reading – June.

ATTACHMENTS:

1. Holiday Homes Neighborhood Location Map
2. Land Management Ordinance Section 16-3-106.J. Holiday Homes Neighborhood Character Overlay (HH-NC-O) District
3. Holiday Homes Protective Covenants
4. Neighborhood Character Images
5. Working Draft HH-NC-O District Amendment



Town of Hilton Head Island
 Holiday Homes Neighborhood Character Overlay



The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without warranty and no representation as to the accuracy or completeness of the data is made. The Town of Hilton Head Island is not responsible for its accuracy or value of content.

Sec.16-3-106. Overlay Zoning Districts

J. Holiday Homes Neighborhood Character Overlay (HH-NC-O) District

1. Applicability and Purpose

The purpose of the Holiday Homes Neighborhood Character Overlay (HH-NC-O) District is to protect the **single-family** residential character of the district and in particular the **development** and redevelopment of **lots** within the district. All new **development** and changes to existing **development** are subject to the overlay district regulations, in addition to those listed in Sec. 16-3-104.D, Residential Single-Family-6 (RSF-6) District. Existing **nonconforming structures** and site features may be expanded as long as the site complies with the required floor area ratio (FAR) and maximum **impervious cover** listed in paragraph 3 below.

2. Approval

Compliance with these regulations shall be determined by the **Official** at the time the **Building Permit** is reviewed and shall be based upon the standards of Sec. 16-3-104.D, Residential Single-Family-6 (RSF-6) District.

3. Delineation of District

The Holiday Homes Neighborhood Character Overlay (HH-NC-O) District includes all **parcels** shown as hatched in Figure 16-3-106.J.3 below.



Figure 16-3-106.J.3: Holiday Homes Neighborhood Character Overlay (HH-NC-O) District.

4. District Regulations

a. Setbacks

In addition to the **single-family** setback requirements of Sec. 16-5-102, Setback Standards, the following setbacks shall be required:

- i. Rear yard setbacks shall be a minimum of ten feet.
- ii. Side yard setbacks shall be a minimum of ten feet; however, to preserve existing **trees**, any one side yard setback may be reduced to five feet provided the sum of the required side yard setbacks equals at least 20 feet.
 01. A **lot** with less than 50 feet of **street frontage** or less than 0.15 acres in area shall be permitted to reduce side yard setbacks to a minimum of five feet.
 02. Dwelling units that are nonconforming as to the side yard setbacks identified above are permitted to be expanded along the subject boundary line; however, **expansions** shall be constructed no closer than five feet from the side property line.
 03. Side yard setback angles shall be a minimum of 65 degrees measured from 20 feet above thirteen feet (13') above mean sea level using the NAVD 88 vertical datum or **pre-development grade**, whichever is higher, at the setback line. The illustration in Sec. 16-5-102.D, Adjacent Use Setback Requirements, can be referenced for an example of a setback angle.
- iii. In the case of a **corner lot**, the required 20-foot adjacent street setback may be reduced to ten feet for the **street** with the lower average daily trips (ADT).
- iv. **Lots** directly **adjacent** to Folly Field Road shall have a minimum adjacent street setback of 20 feet.

(Revised 3-7-2023 - Ordinance 2023-04)

b. Buffers

In addition to the buffer requirements of Sec. 16-5-103, Buffer Standards, the following buffers shall be required:

- i. A 20-foot street buffer and side and rear buffers equal to the setbacks above.
- ii. **Driveways** for **street access**, as permitted in Sec. 16-5-103.J, Development Within Required Buffers, shall be limited to a total width of 24 feet per **lot**.
- iii. In the case of a **corner lot**, the required 20-foot adjacent street buffer may be reduced to ten feet for the **street** with the lower average daily trips (ADT).
- iv. **Lots** directly **adjacent** to Folly Field Road shall have a minimum adjacent street buffer of 20 feet.

c. Impervious Coverage

Impervious cover of the **lot** shall not exceed 50 percent.

d. Floor Area Ratio

The maximum **gross floor area** is limited to 0.45 times the area of the **lot** containing the **single-family dwelling**, up to a maximum of 4,000 square feet. The **gross floor area** shall be calculated as all enclosed space with a ceiling height of seven feet or greater with the following exclusions:

- i. Enclosed areas, where the floor level is located below the required **base flood elevation** (BFE), which are used solely for parking or storage.
- ii. Attic space as defined by the latest adopted edition of the IBC.

e. Parking

Two parking spaces are required for up to 2,000 square feet of **gross floor area**. Thereafter, one additional space shall be required for each 1,000 square feet or less of **gross floor area**.

f. Minimum Lot Size

The **subdivision** or recombination of any **lot** shown on a plat recorded prior to July 21, 1998, shall not result in any **lot** having a gross area of less than 7,260 square feet.

(82)

HOLIDAY HOMES) STATE OF SOUTH CAROLINA) COUNTY OF BEAUFORT) WHEREAS, Holiday Homes is a corporation
 TO: PROTECTIVE COVENANTS) organized and existing under the laws of the State of South Carolina and is the owner of
) certain lands located on Hilton Head Island in Beaufort County, South Carolina, and
 WHEREAS, heretofore by an instrument dated April 5, 1956 and recorded in the office of the Clerk of Court for Beaufort
 County, South Carolina in Deed Book 78 at page 325, Block 1 of Section A of a subdivision on Hilton Head Island in Beau-
 fort County, South Carolina, known as Holiday Homes Subdivision, was made subject to certain protective covenants and
 it is now the desire of Holiday Homes to make the remaining portion of said section A of Holiday Homes Subdivision sub-
 ject to the same restrictions and protective covenants., NOW THEREFORE, Holiday Homes, a corporation as aforesaid, does
 hereby declare that all of Section A of a subdivision on Hilton Head Island in Beaufort County, South Carolina known as
 Holiday Homes Subdivision as shown on a plat recorded in the office of the Clerk of Court for Beaufort County, South
 Carolina on March 5, 1956 in Plat Book 10 at page 18, shall be subject to the following restrictions and protective
 covenants, to-wit: In addition to lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 which are included in Block
 1 of Section A referred to above, the remaining numbered lots in said Section A numbered 16 through 45 inclusive and
 51 through 63 inclusive shall be subject to the following restrictions and protective covenants.

1. All lots in said subdivision shall be used for residential purposes exclusively. No structure shall be erected,
 altered, placed or permitted to remain on any lot, other than (1) detached single family dwelling not to exceed two and
 one half (2½) stories in height and a private garage for not more than two cars (which may include servant' quarters)
 and other outbuildings incident to the use of one single family unit.

2. No building shall be erected, placed or altered on any lot in this subdivision until the building plans, specifica-
 tions, and plot plan showing the location of such building, have been approved in writing by HOLIDAY HOMES, its agents,
 successors, or assigns.

3. No building shall be located on any lot nearer than twenty (20) feet to the front line, nor nearer than ten (10)
 feet to any side streetline, nor nearer than (5) feet to any lot line.

4. No dwelling shall be permitted on any lot which structure shall have less than seven hundred fifty (750) feet of
 permanently enclosed space, exclusive of garages.

5. HOLIDAY HOMES hereby reserves unto itself, its successors and assigns, a perpetual, alienable and releasable ease-
 ment and right on, over and under the ground to erect, maintain and use electric and telephone poles, wires, cables,
 conduits, sewers, water mains, and other suitable equipment for the conveyance and use of electricity, telephone, gas,
 sewage, water or other public conveniences or utilities on, in, or over the rear five (5) feet of each lot and five (5)
 feet along one (1) side of said lots.

6. Prior to the occupancy of a residence on any lot in said subdivision, proper and suitable septic tank, or tanks,
 shall be constructed on such lot for the disposal of all sewage, and all sewage shall be emptied or discharged into such
 tank, or tanks.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done therein which may be or
 may become an annoyance or nuisance to the neighborhood.

8. No livestock or live fowl shall be maintained on any lot without written consent of HOLIDAY HOMES, its successors
 or assigns.

9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be
 used on any lot at any time as a residence either temporarily or permanently.

10. No lot shall be subdivided, or its boundary lines changed except with the written consent of HOLIDAY HOMES, its
 successors or assigns. However, HOLIDAY HOMES hereby expressly reserves to itself, its successors and assigns, the
 right to subdivide (by deed or otherwise) or replat any two (2) or more lots shown on the plat of said subdivision so
 as to create building plot or building plots each larger in size than any one of the lots so subdivided or replatted.
 When such a building plot is created, the restrictions and covenants herein apply to such building plot as a unit,
 and as to such building plot as a unit, and as to such building plot the word "lot" as used herein, shall be construed
 to mean "building plot".

11. These covenants shall run with the land and shall be binding on all parties and persons claiming under them for a
 period of twenty-five (25) years from date after which time said covenants shall be automatically extended for succes-
 sive periods of ten (10) years, unless an instrument signed by a majority of the then owners of said lots has been re-
 corded, agreeing to change said covenants and restrictions in whole or in part.

12. If the parties hereto, or any of them or their heirs, successors or assigns, shall violate or attempt to violate
 any of the covenants herein, it shall be lawful for any other person or persons owning any real property situate in
 said subdivision to prosecute any lawful proceedings at law or in equity against the person or persons violating or
 attempting to violate any such covenant and either to prevent him or them from doing so or to recover damages or other
 dues for such violation.

13. Invalidity of any of these covenants by judgment or court order shall in no wise affect any of the other provisions
 which shall remain in full force and effect.

14. HOLIDAY HOMES may include in any contract or deed hereafter made additional covenants and restrictions that are not
 inconsistent with and which do not lower the standards of the covenants and restrictions set forth herein.

IN WITNESS WHEREOF, this instrument has been executed on behalf of HOLIDAY HOMES, a corporation, by its duly qualified
 officers this 23rd day of January, 1957. HOLIDAY HOMES (SEAL) By O. T. McIntosh, Jr., President Attest: W. S.

McIntosh Witnesses: Jas. F. McIntosh Betty H. Armour.

STATE OF SOUTH CAROLINA) COUNTY OF BEAUFORT) PERSONALLY appeared before me James F. McIntosh who, on oath, says that
 he saw the within named HOLIDAY HOMES by O. T. McIntosh, Jr., its President sign the within Instrument, and W. S. McIntosh
 its Secretary attest the same, and the said corporation, by said officers, seal said instrument, and, as its act and
 deed, deliver the same, and that he with Betty H. Armour witnessed the execution thereof. Jas. F. McIntosh

SWORN to before me this 23rd day of January, 1957. (SEAL) Betty H. Armour (L.S.) Notary Public for Chatham County, Ga.

My Commission Expires Sept. 28, 1959.

Recorded and certified this 28th day of January, 1957.

J. C. Ralston

Deputy Clerk of Court.

J. J. McNULTA, JR.) STATE OF SOUTH CAROLINA) COUNTY OF BEAUFORT) For value received, I, the undersigned, J. J.
 TO: ASSIGNMENT) McNULTA, JR. of the County of Beaufort and State of South Carolina, do hereby assign, set over
 J. J. McNULTA, SR.) and transfer unto J. J. McNULTA, SR. all my right, title and interest in and to that certain
 agreement executed and entered into by and between Lonel M. Henkle, J. J. McNulta and the undersigned J. J. McNulta, Jr.,
 which said agreement was dated May 20, 1952 and transferred to the undersigned and J. J. McNulta, Sr. all the right,
 title and interest of the said Lonel M. Henkle in and to his Contract of Sale between F. M. Craddock and his wife, Doris
 H. Craddock of Fairfax, South Carolina and Harry E. Carr and his wife, Gladys H. Carr, of Beaufort County, South Carolina,
 which said original Contract was dated July 6, 1949 and provided for the sale to Lonel M. Henkle his heirs and assigns
 of a tract of land containing 658.7 acres, more or less located in Beaufort County, South Carolina.

IN WITNESS WHEREOF, I have executed this instrument this 31st day of December, 1956. J. J. McNulta, Jr. Witnesses:

G. G. Dowling Kathrine W. Wilson

STATE OF SOUTH CAROLINA) COUNTY OF BEAUFORT) PERSONALLY appeared before me Kathrine W. Wilson and made oath that
 she saw the within named J. J. McNulta, Jr., sign, seal and as his act and deed, deliver the within written Assignment
 and that she with G. G. Dowling witnessed the execution thereof. Kathrine W. Wilson SWORN to before me this 31st
 day of December, 1956. G. G. Dowling (L.S.) Notary Public for South Carolina.

Recorded and certified this 30th day of January, 1957.

J. C. Ralston

Deputy Clerk of Court.

Examples of Existing Homes in Holiday Homes Neighborhood



New Homes Under Construction in Holiday Homes Neighborhood



Sec.16-3-106. Overlay Zoning Districts

J. Holiday Homes Neighborhood Character Overlay (HH-NC-O) District

1. Applicability and Purpose

~~The purpose of the Holiday Homes Neighborhood Character Overlay (HH-NC-O) District is to protect the **single-family** residential character of the district and in particular the **development** and redevelopment of **lots** within the district.~~ The purpose of the Holiday Homes Neighborhood Character Overlay (HH-NC-O) District is to protect and preserve the single-family residential character of the neighborhood. The district is intended to guide the development and redevelopment of lots in a manner that maintains and enhances the area's architectural character and development intensity. All new **development** and changes to existing **development** are subject to the overlay district regulations, in addition to those listed in Sec. 16-3-104.D, Residential Single-Family-6 (RSF-6) District. Notwithstanding the requirements of Sec. 16-7-103 A, Existing **nonconforming structures** and site features may be expanded as long as the site complies with the required floor area ratio (FAR) and maximum **impervious cover** listed in paragraph 3 below, and if the expanded component of the **structure** is compliant with Sec. 16-3-104.D and all requirements of Sec. 16-3-106 J.

2. Approval

Compliance with these regulations shall be determined by the **Official** at the time the **Building Permit** is reviewed and shall be based upon the standards of Sec. 16-3-104.D, Residential Single-Family-6 (RSF-6) District.

3. Delineation of District

The Holiday Homes Neighborhood Character Overlay (HH-NC-O) District includes all **parcels** shown as hatched in Figure 16-3-106.J.3 below.



Figure 16-3-106.J.3: Holiday Homes Neighborhood Character Overlay (HH-NC-O) District.

4. District Regulations

a. Setbacks

In addition to the **single-family** setback requirements of Sec. 16-5-102, Setback Standards, the following setbacks shall be required:

- i. Rear yard setbacks shall be a minimum of ten feet.
- ii. Side yard setbacks shall be a minimum of ten feet; however, to preserve existing **trees**, any one side yard setback may be reduced to five feet provided the sum of the required side yard setbacks equals at least 20 feet.

~~01. A lot with less than 50 feet of **street frontage** or less than 0.15 acres in area shall be permitted to reduce side yard setbacks to a minimum of five feet.~~

~~02.1.~~ Dwelling units that are nonconforming as to the side yard setbacks identified above are permitted to be expanded along the subject boundary line; however, **expansions** shall be constructed no closer than five feet from the side property line.

~~03.2.~~ Side yard setback angles shall apply to all side yards and be a minimum of 65 degrees measured from 20 feet above thirteen feet (13') above mean sea level using the NAVD 88 vertical datum or **pre-development grade**, whichever is higher, at the setback line. The illustration in Sec. 16-5-102.D, Adjacent Use Setback Requirements, can be referenced for an example of a setback angle.

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- iii. In the case of a **corner lot**, the required 20-foot adjacent street setback may be reduced to ten feet for the **street** with the lower average daily trips (ADT).
 - iv. **Lots** directly **adjacent** to Folly Field Road shall have a minimum adjacent street setback of 20 feet.

(Revised 3-7-2023 - Ordinance 2023-04)

b. Buffers

In addition to the buffer requirements of Sec. 16-5-103, Buffer Standards, the following buffers shall be required:

- i. A 20-foot street buffer and side and rear buffers equal to the setbacks above.
- ii. **Driveways** for **street access**, as permitted in Sec. 16-5-103.J, Development Within Required Buffers, shall be limited to a total width of ~~24~~22 feet per **lot**. Horseshoe driveways with two connecting driveways for street access from the same lot shall be limited to a total width of 22 feet within required buffers.
- iii. In the case of a **corner lot**, the required 20-foot adjacent street buffer may be reduced to ten feet for the **street** with the lower average daily trips (ADT).
- iv. **Lots** directly **adjacent** to Folly Field Road shall have a minimum adjacent street buffer of 20 feet.

c. Impervious Coverage

Impervious cover of the **lot** shall not exceed ~~45~~50 percent.

d. Floor Area Ratio

The maximum **gross floor area** is limited to 0.45 times the area of the **lot** containing the **single-family dwelling**, up to a maximum of ~~4,000~~3,200 square feet. The **gross floor area** shall be calculated as all enclosed space with a ceiling height of seven feet or greater ~~with the following exclusions:~~excluding

- i. ~~Enclosed areas, where the floor level is located below the required **base flood elevation** (BFE), which are used solely for parking or storage.~~
- ii. ~~Attic space as defined by the latest adopted edition of the IBC.~~

e. Parking

Two parking spaces are required for up to 2,000 square feet of **gross floor area**. Thereafter, one additional space shall be required for each 1,000 square feet or less of **gross floor area**. Garages shall not be used for more than two cars.

f. Minimum Lot Size

The **subdivision** or recombination of any **lot** shown on a plat recorded prior to July 21, 1998, shall not result in any **lot** having a gross area of less than 7,260 square feet.

g. Maximum Height and Stories

- i. Structures shall not exceed 30 feet in height in accordance with Sec. 16-10-102 C.1.

ii. **Buildings** shall not exceed two and one-half (2-1/2) stories in height. For the purpose of this section, a story is the portion of the building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. The topmost story of a building is counted as a half story when it is completely within the roof form of the building, less than 50 percent of the floor area has a clear height of more than seven and a half (7.5) feet, measured from the finished floor to the finished ceiling, and dormers do not exceed more than 25 percent of the front, rear or side building length.

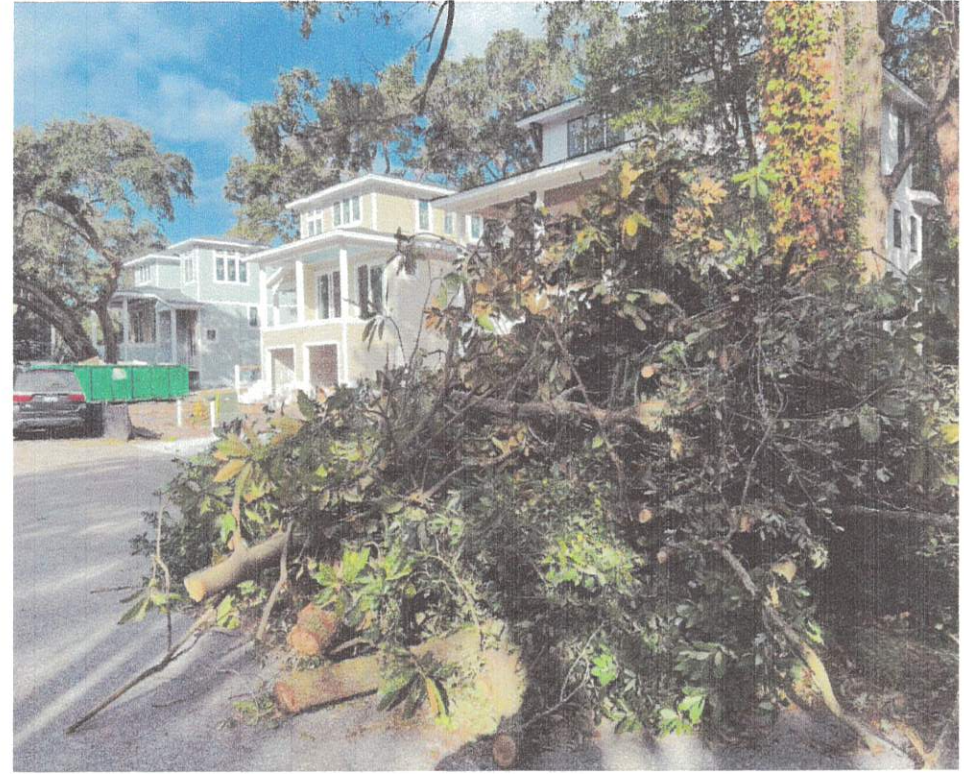


HOLIDAY
HOMES
CHARACTER
TODAY





35 Oleander St. – 7 Br – 5 Ba Structure



35,37 & 39 Oleander St.
21 Br – 15 Ba Total on 3 Adjoining Lots





33 Oleander St

35, 37, 39 Oleander St

3



4

Sandcastle Court Today



Holiday Homes Tomorrow??

(5)