D. Design Review Board.
The Design Review Board may grant up to a one hundred percent (100%) modification in this Design Standard if this or other modifications achieve greater Neighborhood Compatibility as described in ARTICLE XII.

Sec. 21-30. Orientation of Principal Building

A. **Purpose.**

Principal Buildings with street oriented "front doors" contribute to the sense of "neighborliness" of the Island; having a consistent front yard orientation, reduces the possibility of accessory structures being located inconsistent with the pattern of development.

B. **Design standards.**

(1) The Principal Building's Primary Façade (front door) shall be oriented toward a public street, excluding Principal Buildings on lots adjacent to the ocean or marsh.

(2) Double Frontage Lots: the Principal Building's Primary Façade shall be oriented toward the ocean unless the Principal Building is replacing one oriented otherwise.

(3) Corner lots: the Principal Building's Primary Façade shall be oriented toward the ocean or marsh, unless the Principal Building is replacing one oriented otherwise.

C. **Design Review Board.**

In determining orientation of the Principal Building, the Design Review Board may modify this Design Standard to achieve greater Neighborhood Compatibility as described in *ARTICLE XII.*

Sec. 21-31. Foundation height.

A. **Purpose.**

~~Due to FEMA regulations and Hurricane Hugo, the foundations of new Principal Buildings are substantially elevated; in many cases, Principal Buildings are elevated higher than FEMA requirements to provide parking and better views. Decreasing foundation height and the height of the Principal Building (including, but not limited to eliminating under house parking) increases Neighborhood Compatibility.~~

A. **Purpose.**

First-floor height of new Principal Buildings are regulated by FEMA's base flood elevation (BFE) and the Town's local freeboard requirements to minimize flood risk and protect against storm surge. However, the overall foundation height should be limited to ensure Neighborhood Compatibility with historic structures and non-elevated homes located throughout the Island.

B. **Design standards.**

(1) The bottom elevation of the Principal Building's lowest horizontal structural member shall be no more than ~~the greater of seven~~ eight (8) feet above finished grade. ~~or two (2) feet above the FEMA base flood elevation~~

(2) The finished floor shall be no more than ~~three (3) feet above the FEMA BFE~~ nine (9) feet above finished grade.

(3) If the base flood elevation (BFE) conflicts with the maximum height limitations noted above [21-31 B. (1-2)], the lowest horizontal structural member shall be no higher than design flood with a finished floor elevation (FFE) no higher than two (2) feet above design flood.

(4) The standards outlined in B (1-3) do not apply to designated historic buildings. Designated historic buildings must comply with the standards set forth in Section 21-44 and shall not exceed more than one (1) foot above the required base flood elevation (BFE).

Commented [JH1]: Town Council added language from September 1, 2020 presentation.

C. **Design Review Board.**

The Design Review Board may grant up to a one-foot (1') modification in this Design Standard if the modification or other modifications achieve greater Neighborhood Compatibility as described in *ARTICLE XII.*

Sec. 21-32. Foundation enclosure.

A. **Purpose.**

The treatment of a Principal Building's foundation has a large impact on the mass and scale of the structure. Foundations more open by design diminish a structure's mass.

B. **Design standards.**

(1) A Principal Building's foundation exceeding three (3) feet in height shall be enclosed by open lattice or slats having a minimum of one half (½) inch between lattice or slats.

(2) Solid enclosure materials such as brick or stucco may only be used as building materials for supporting the foundation and are limited to four (4) feet in width and depth and occurring no more often than every eight (8) feet on the exterior portions of the foundation.

Sec 21-44. Elevating Historic Buildings. (8/15/17)

A. Purpose.

To preserve the character of designated historic properties and surrounding neighborhoods, an integrated design approach shall be taken when elevating Sullivan's Island Landmarks and Traditional Island Resources.

B. Design Standards.

Any proposed elevation or site relocation of an historic structure shall carefully consider site conditions (site elevations and topography), parcel access, typology of architecture, building composition and scale, and its context with adjoining historic properties while employing the following standards:

(1) Height: To minimize the height of elevating historic structures, the finished floor elevation (FFE) shall exceed no more than one (1) foot above the required FEMA base flood elevation (BFE).

(2) Composition and Scale: To maintain an historic building's visual character and design compatibility with the surrounding neighborhood, an elevation design plan shall be submitted to illustrate the composition and scale of the building's principal architectural features are being maintained and will remain proportional to the elevated foundation.

(3) Perspective and Orientation: Any proposed elevation or relocation should maintain the building's historic perspective from the principal right-of-way. All historic architectural elements should be maintained after elevation or relocation.

(4) Scale Minimization and Architectural Screening: Appropriate measures should be introduced into the site design to reduce or eliminate negative visual effects from the elevation of a historic structure. These elements include fencing, landscaping (foundation plantings), stair configuration and any other site considerations noted by the Design Review Board.

C. Design Review Board.

Design Review Board shall make case-by-case determinations of the above design criteria to achieve greater neighborhood compatibility and to achieve the goals and standards of the Historic Preservation Overlay District (Article XI).