

ORDINANCE 2025-06

AN ORDINANCE TO AMEND TITLE 5, PLANNING AND DEVELOPMENT,
CHAPTER 4 ZONING, ARTICLE 2, SECTION 5-4-51(3) P2 PRESERVATION
OVERLAY ZONE ADDITIONAL REGULATIONS OF THE CITY OF ISLE OF PALMS
CODE OF ORDINANCES TO PROHIBIT POOLS SEAWARD OF THE MAXIMUM
BUILDING LINE AND RENAME OCRM TO BCM.

BE IT ORDAINED by the Mayor and Councilmembers of the City of Isle of Palms, South Carolina, in City Council Assembled:

SECTION 1. That Section 5-4-51(3) of the Isle of Palms Code of Ordinances titled “P2 preservation overlay zone.” is hereby amended to specifically read as follows:

Sec. 5-4-51. P-2 preservation overlay zone.

- (1) *Purposes.* The purposes of the P-2 preservation overlay zone are:
 - a. To preserve natural barriers against the natural forces from the Ocean.
 - b. To preserve adequate light, air and open space.
 - c. To protect and preserve scenic, historic and ecologically sensitive areas.
- (2) *Permitted uses.*
 - a. This is an overlay zone. Permitted uses are determined by the underlying or primary zoning district applicable to each lot located within the P-2 preservation overlay zone.
 - b. Beach renourishment.
- (3) *Additional regulations.* Within the P-2 preservation overlay zone, the following additional regulations shall apply:
 - a. Except as expressly allowed in subsection (3)b and c of this section, no structure shall extend seaward of the maximum building line shown and labeled as such on that certain plat prepared by E.M. Seabrook, Jr., C.E. and L.S., dated January 8, 1988, and entitled "FINAL PLAT, CITY OF ISLE OF PALMS, CHARLESTON COUNTY, S.C." and duly recorded at the County RMC Office on February 16, 1988, in Plat Book BQ, at Page 11; said plat is incorporated herein and made a part hereof by reference thereto.
 - b. One dune walkover per lot shall be allowed, so long as it complies with all applicable provisions of this Code and BCM (Bureau of Coastal Management) regulations.

SECTION 2. Should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 3. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 4. That this Ordinance take effect immediately upon approval by City Council.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE ISLE OF PALMS ON THE
27th DAY OF June, 2025.



Phillip Pounds, Mayor

(Seal) 
Attest: Nicole DeNeane
Nicole DeNeane, City Clerk

