

# Sumter City-County Planning Commission

August 27, 2025

## OA-25-05, Amendment to Residential Development Standards

### I. THE REQUEST

**Applicant:** Sumter County

**Request:** Amend Articles 1, 3, 4, 5, and 10 to revise certain Sumter County residential development standards

### II. Purpose

Sumter County has initiated an amendment to the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) in order to revise certain residential development standards for the following purposes:

1. Make changes concerning which districts certain housing types are permitted in and the required standards that must be adhered to.
2. Make changes for consistency, clarity, and ease of use including changes to the definitions of certain housing types.
3. Expressly allow for additional submissions to be required for detached 1 and 2 unit housing types on individual lots.
4. Make changes to certain supplementary standards that are not practical in application.
5. Add specific conditional standards and submission requirements for townhome, single family attached, duplex, and triplex/quadrplex housing types.

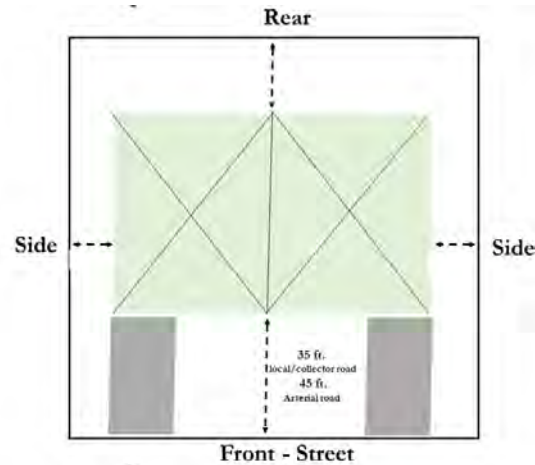
### III. Definition of Key Terminology Used

The terminology describing different types of housing, particularly types that involve a structure containing more than one dwelling unit, are often interchanged with another. For the purposes of this amendment the following definitions are being proposed and convey the intended meaning of these terms as used in this report. Additionally, graphics are provided for certain housing types to better convey the intended meaning of the term.

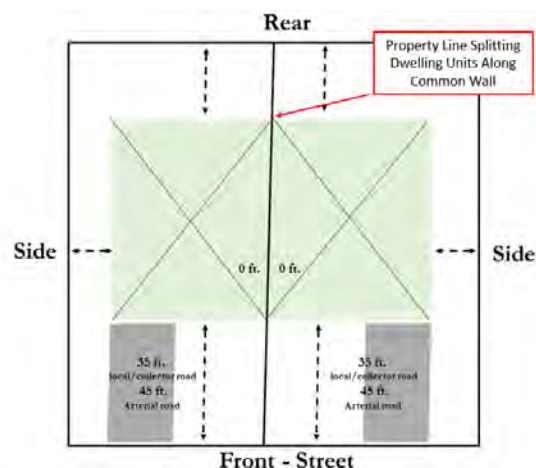
- **Accessory Apartment:** A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate structure on the same lot as a principal single-family detached dwelling that is not a manufactured home that is a complete independent

separated living facility with provisions for a stove and/or oven, a toilet, a shower and/or bathtub, and sleeping and living space.

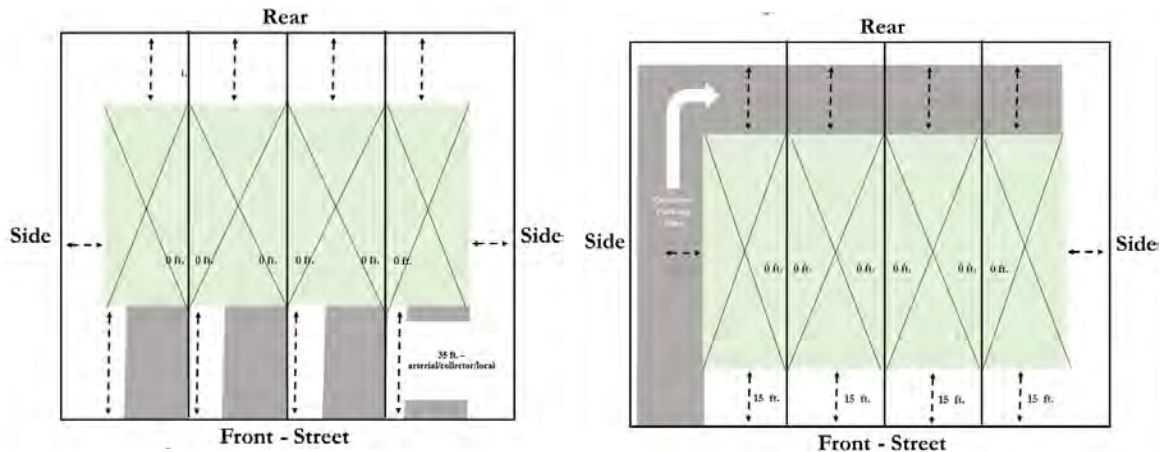
- **Duplex:** A single building on one (1) parcel of land that is designed, constructed, and used for two (2) separately contained dwelling units. Such a dwelling is not considered a duplex if the second unit meets the criteria of an Accessory Apartment.



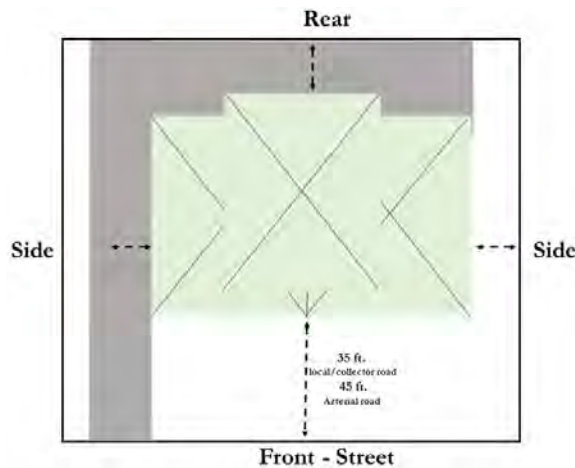
- **Manufactured Home:** A manufactured home is a transportable structure of 1 or more sections built on a permanent metal chassis and designed to be towed. The term “manufactured home” as used in this Ordinance shall not include prefabricated, modular, or unitized dwellings placed on permanent foundations, nor shall it include travel trailers, motor homes, campers, or similar units designed for recreation or other short term uses.
- **Multi-Family Apartments:** A structure or group of structures designed for or occupied by 5 or more families living independently of each other in separate dwelling units within said structure(s), with the number of families in residence not exceeding the number of dwelling units provided.
- **Quadruplex:** A single building on one (1) parcel of land that is designed, constructed, or reconstructed and used for four (4) separately contained dwelling units.
- **Single-Family Attached:** Two (2) attached single-family dwelling units on individual lots, joined by a single lot line but separated from the other by an unpierced wall extending from ground to roof.



- **Townhome:** A series of three (3) to eight (8) single-family dwelling units, with each dwelling joined to at least one (1) other dwelling along a single lot line and separated from other attached dwellings in the series by an unpierced common wall from ground to roof.



- **Triplex:** A single building on one (1) parcel of land that is designed, constructed, and used for three (3) separately contained dwelling units.



#### IV. Summary of Proposed Changes

The changes proposed under this amendment are summarized as follows:

##### ***Residential-15 (R-15) & Residential-9 (R-9) Districts***

This amendment includes the insertion of separate development standards tables for the R-15 and R-9 districts that are consistent with the tables for other established county residential districts.

Only single-family detached dwellings are being proposed for the R-15 district, which is a change from current use requirements as attached single-family housing (townhomes) can be established via conditional use approval currently. In the R-9 district, townhomes (as defined in this report) are being removed as a conditional use, and single-family attached and duplex dwellings are being included as conditional uses. Development standards for all housing types are included within each table.

#### ***Residential-6 (R-6) District***

This amendment includes revisions to the existing R-6 district development table to include new standards for single-family attached dwellings, revised standards for triplex/quadrplex dwellings, the removal of the patio home/zero lot line housing type, and other revisions to existing standards and notes as shown on the strike-through. More information on setback adjustments for certain housing types is provided below. Further, it is proposed that conditional use approval be required for all housing types that are not single-family detached dwellings.

#### ***General Residential (GR) District***

This amendment includes revisions to the existing GR district development table to include new standards for single-family attached dwellings, revised standards for triplex/quadrplex dwellings, the removal of the patio home/zero lot line and the single-family semi-detached housing types, and other revisions to existing standards and notes as shown on the strike-through. More information on setback adjustments for certain housing types is provided below. Further, it is proposed that conditional use approval be required for all housing types that are not single-family detached dwellings.

#### ***Residential-Multi-Family (RMF) District***

This amendment includes revisions to the existing RMF district development table to include new standards for single-family attached dwellings, revised standards for triplex/quadrplex dwellings, new standards for duplex dwellings, the removal of the patio home/zero lot line housing types, and other revisions to existing standards and notes as shown on the strike-through. More information on setback adjustments for certain housing types is provided below. Further, it is proposed that conditional use approval be required for all housing types that are not multi-family apartments.

#### ***Standards for Residential Uses in Commercial Districts***

This amendment includes revisions to the existing *Article 3, Exhibit 5A* table that lists the development standards for residential uses in commercial districts. Revisions to this table include adjustments to standards for single-family attached dwellings, revised standards for triplex/quadrplex dwellings, the removal of the patio home/zero lot line housing types, and other revisions to existing standards and notes as shown on the strike-through. More information on setback adjustments for certain housing types is provided below. Further, it is proposed that conditional use approval be required for all housing types in commercial districts.

#### ***Duplex & Single Family Attached Side Setback Requirements***

Duplex units and single family attached units currently require differing setback requirements from single-family detached housing even though land use impacts are very similar. This amendment includes revisions to match the side setbacks for duplex and single-family attached dwellings with what is required for single-family detached in the same zoning district.

### ***Triplex/Quadraplex Setback & Lot Width Requirements***

Current development standards apply significant side and rear setback requirements, as well lot width requirements, to triplex/quadraplex housing types. Further, the current code allows for multiple triplex/quadraplex units to be established on an individual lot provided all development standards are met, including setbacks, distances between buildings, overall density, etc. This amendment includes revisions to the definitions for these housing types that clearly define that only one such structure is allowed per lot. In turn, standards for setbacks and lot width have been reduced as current standards are designed for what amounts to essentially a multi-family apartment complex that contains separate structures with no more than 4 individual units within each structure.

### ***Conditional Use Standards***

This amendment includes the insertion of specific conditional use standards for the single-family attached, duplex, townhome, and triplex/quadraplex housing types, as follows:

- **Townhome Dwelling:** The following conditions apply to all townhome dwelling units for conditional use approval:
  - All townhome dwellings shall front on either a public street or a private street that is part of a Planned Development.
  - Individual drive access to individual townhome dwellings must be from a street or road that is not owned and/or maintained by the South Carolina Department of Transportation (SCDOT).
  - If a common parking area is required or proposed, then such area shall consist of an asphalt or concrete surface material and be of sufficient size to meet residential off-street parking minimums for townhomes in compliance with the general parking area dimensional and design standards found in *Article 8.j*
  - Auxiliary parking at the rate of 1 space per 4 units must be provided. Auxiliary parking must be located off-street.
  - A common landscaping plan identifying the location, species, caliper (trees), gallon size (shrubs), sodding area, and height at time of planting for all plants to be installed at the front and sides of all units. Sodding must be used for ground cover for all pervious areas to the front and sides of all townhome structures, except for planted landscape bed areas.

*Note: formal site plan submission required per Article 1.f.5.*

- **Single-Family Attached Dwellings:** The following conditions apply to all single-family attached dwellings units for conditional use approval:
  - Submission of a floorplan and plot plan are required.
- **Duplex Dwellings:** The following conditions apply to all duplex dwelling units for

conditional use approval:

- Submission of a floor plan and plot plan are required.
- Triplex/Quadraplex Dwellings: The following conditions apply to all triplex/quadraplex dwelling units for conditional use approval:
  - No more than 2 access points from either a public street or a private street that is part of a Planned Development per lot.

These conditional use standards are proposed to ensure compliance with standards and to review such request for compatibility with the standard conditional use requirements found in *Article 5.b.1.a – 5.b.1.f*.

### ***Commercial Building Separation Requirements***

This amendment includes the removal of the commercial building separation standards found in *Article 4.f.3.* of the Ordinance. The current text of the Ordinance requires all principal buildings on the same lot to be separated by the height of the tallest building. Building separation is also regulated via Building and Fire Codes for life safety that often yields less restrictive separation requirements based on improvements made internally to the building. For instance, rated fire walls can reduce the required separation between buildings via Building and Fire Code. Staff is of the opinion that current requirements are impractical and often lead to counterproductive measures, such as connecting buildings via a breezeway to avoid the commercial building separation standards in the Ordinance.

### ***Setbacks for Lots Fronting on Multiple Streets***

This amendment includes adjustments to the provisions regulating building setbacks for lots with multiple street frontages. The current language is confusing. The proposed amendment simplifies the approach to setback regulation for corner lots and other lots with multiple street frontages.

### ***Side Yard Requirements for Special Housing Types***

This amendment includes revisions to certain requirements found in *Article 4.f.6.* of the Ordinance. These provisions regulate side yard setbacks for special housing types (single-family attached, townhomes, etc). Needed development standards are largely covered in the applicable district development tables for these housing types. As such, certain redundant or impractical requirements are being proposed for removal.

### ***Residential Accessory Structures***

This amendment includes revisions to residential accessory building/structure development standards found in *Article 4.g.2* of the Ordinance, including *Exhibit 8A* and *Exhibit 8B*. Proposed changes include additional specificity concerning residential accessory building/structure development standards, clarification on how the maximum area of residential accessory buildings area calculated, reformatting of *Exhibit 8B* for greater clarity and ease of use, and other consistency changes needed to match other changes proposed under this request.

### ***Accessory Apartments***

This amendment includes a restructuring of the accessory apartment requirements for greater ease of use. This amendment also includes the removal of the requirement for accessory

structures to give every appearance of a single-family house with exterior finishes matching the exterior finishes of the principal dwelling. This change is proposed to accommodate the broad variety of accessory apartments serving the current market, including “barndominiums”. Further, the proposed minimum area for an accessory apartment is being proposed for removal, provided the accessory apartment complies with applicable with Building Code.

### ***Manufactured Home and Manufactured Home Park Standards***

This amendment includes moving the manufactured (“mobile”) home and manufactured home park standards out of the GR district development standards in *Article 3.d* to a separate location in *Article 4* intended to house general and supplemental requirements. The manufactured home standards currently within *Article 3.d* are written to have broader application outside of the GR district. As such, moving them to *Article 4* with other requirements more broadly applicable across all zoning districts is appropriate.

### ***Definitions***

Proposed definitions for each housing type are as included above in this report. Provided below is a summary of changes from the current definitions and other changes to *Article 10.b.1* as proposed:

- Remove definitions for patio home and zero-lot line housing type. The housing type is being proposed for complete removal from the Ordinance. In absence of detailed design review requirements, this form of development in staff’s experience is a method for tract developers to obtain additional density while essentially providing the same standard single-family detached dwelling on the lot as would be proposed for a larger lot designed to accommodate a single-family detached house.
- Add a definition for single-family attached dwelling, to specify that such dwellings only consist of two attached single-family units on two separate lots with a shared wall along one side. This change separates single-family attached dwellings from townhome dwellings, which is what this development form has been interpreted to be in the past.
- Revise definition for townhome dwelling, to specify that such dwellings consist of a series of at least three (3) or more attached single-family dwelling units. Each dwelling is joined to one (other) dwelling along a single lot line but is totally separated from the other by an unpierced common wall from ground to roof.
- Remove existing definition for attached dwelling that is synonymous with the current townhome definition.
- Add a definition for duplex dwelling. This definition states that duplex dwellings consist of a **single building on one (1) parcel of land** that is designed, constructed, and used for two (2) dwelling units connected by a common wall. The term duplex is not currently defined in *Article 10* of the Ordinance.
- Revise definition of triplex dwelling, to specify that such dwellings consist of a **single building on one (1) parcel of land** that is designed, constructed, and used for three (3) dwelling units which are separated by common walls between the individual dwelling units.

- Revise definitions of quadraplex dwelling, to specify that such dwellings consist of a **single building on one (1) parcel of land** that is designed, constructed, and used for four (4) dwelling units which are separated by common walls between the individual dwelling units.
- Revise definition for multi-family dwelling to more clearly express meaning.
- Change references for mobile home to manufactured home. This allows flexibility in the event the county wants to further regulate such housing types by the date that the Department of Housing & Urban Development began to regulate manufactured housing.
- Move the definition of accessory apartment under the broader dwelling definition with revisions to the definition to more clearly express meaning.
- Revise definition of building to more clearly express intent.
- Revise definition of accessory building to more clearly express intent.
- Add definition for accessory structure.
- Add definitions for floor plan, plot plan, and site plan.

## V. STAFF RECOMMENDATION

Staff recommends **approval** of this request. This amendment will make necessary consistency, clarification, and ease of use changes to support orderly residential development in the county. Further, the proposed amendment clearly establishes the R-15 district is intended for single-family detached dwellings only, which is more in line with the stated purpose of this district.

## VI. PLANNING COMMISSION – August 27, 2025



**OA-25-05, Amendments to  
Residential Development Standards  
(County)**

**Strike-Thru**

**Amend Article 1.f.5 as follows:**

**1.f.5.** The approval of site plans is hereby required as a condition for the issuance of a building permit, except that individual lot applications for detached one or two dwelling unit buildings shall be exempt from formal site plan review approval. The Zoning Administrator may require plot plan, floor plan, or survey plat submissions for individual lot applications for detached one or two dwelling unit buildings if such items are needed to fully verify compliance with the requirements of this Ordinance.

**Amend Article 3.b and Add Exhibit 3-1(A) & Exhibit 3-1(B) as follows:**

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## SECTION B: R-15 AND R-9 LARGE AND MEDIUM SINGLE-FAMILY LOT RESIDENTIAL DISTRICTS

**3.b.1. Purpose:** The purpose of these 2 districts is to recognize the essential suburban living character of significant portions of Sumter County where low and medium density single-family residential development is the predominant living environment of the existing and future population. Also, changing patterns of work and home environments create incentives to view the single-family dwelling as a center of work and residential living activities.

**3.b.2. Permitted Uses:** Within the R-15 and R-9 Districts a building, structure or premise shall be used only for the purposes identified by a 'P' on the R-15 or R-9 column of *Exhibit 5* of this Ordinance.

**3.b.3. Conditional Uses:** Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.* and *Article 5.b.1.* is required for any use identified by a 'C' or 'C-#' on the R-15 or R-9 column of *Exhibit 5* of this Ordinance.

**3.b.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an 'S' on the R-15 or R-9 column of *Exhibit 5* of this Ordinance.

**3.b.5. Development Standards:** Notwithstanding development standards set forth elsewhere by this Ordinance, the ~~following~~ minimum requirements ~~shall apply with the R-15 and R-9 Zoning Districts outlined in Exhibit 1A (R-15 District) & Exhibit 1B (R-9 District) shall apply.~~

### ~~a. Lot Requirements (Minimum)~~

	<del>R-15 District</del>	<del>R-9 District</del>
<del>Lot Area</del>	<del>15,000 sq. ft.</del>	<del>9,000 sq. ft.</del>
<del>Lot width</del>	<del>100 ft.</del>	<del>75 ft.</del>
<del>Lot depth</del>	<del>120 ft.</del>	<del>100 ft.*</del>

~~\* Linear feet measured from front lot line to rear lot line. Where lot lines are not parallel, measure by drawing lines from front to rear lines, at right angles to front lot line, every ten feet and average the length of these lines.~~

### ~~b. Yard and Building Set Back Requirements (minimum)~~

	<del>R-15 District</del>	<del>R-9 District</del>
<del>Front</del>	<del>35 ft (local/coll.)</del>	<del>35 (local/coll.)</del>
	<del>45 ft (all other)</del>	<del>45 (all other)</del>
<del>Side (2 sides required)</del>	<del>12 ft.</del>	<del>10 ft.</del>
	<del>50 ft. (non-res.)</del>	<del>50 ft. (non-res.)</del>

Rear	25 ft.	25 ft.
	50 ft. (non-res.)	50 ft. (non-res.)

~~e. **Building Height Requirements (maximum)**~~

	<u>R-15 District</u>	<u>R-9 District</u>
Residential Uses	35 ft.	35 ft.
All other permitted uses	45 ft.	45 ft.

~~d. **Impervious Surface Ratio (Both Districts):** 40%~~

~~e. **Off-street Parking Requirements:** Off-street parking requirements for the uses permitted herein are established in *Article 8.j*.~~

~~f. **Landscape Requirements:** Landscape requirements for the uses permitted herein are established in *Article 8.d*.~~

**3.b.6. Off-Street Parking:** Off street parking requirements for the uses permitted or conditionally allowed herein are set forth in Article 8.j

**3.b.7. Landscaping Requirements:** Landscaping requirements for uses permitted or conditionally allowed herein are set forth in Article 8.d.

# EXHIBIT 1(A)

## DEVELOPMENT STANDARDS FOR USES IN R-15 DISTRICT

	Non-Residential Uses	Single Family Detached Dwelling
Minimum Lot Area (sq. ft.) <sup>1 2</sup>	N/A	15,000 <i>(per structure)</i>
Minimum Lot Width <sup>1 3</sup>	100 ft.	100 ft.
Minimum Setback, Per Structure:		
Front <sup>4 5</sup> (by functional road classification)	35 ft. <i>local/collector</i> 45 ft. <i>arterial</i>	35 ft. <i>local/collector</i> 45 ft. <i>arterial</i>
Side	50 ft.	12 ft.
Rear	50 ft.	25 ft.
Maximum Impervious Surface Percentage	40%	40%
Maximum Density (units per gross acre)	N/A	2.9
Maximum Height of Buildings	45 ft.	35 ft.

<sup>1</sup> Refer to Article 6.d.1. if non-conforming lot of record.

<sup>2</sup> Refer to Article 8.d.14 for additional lot development standards.

<sup>3</sup> Refer to Article 10.b.1 Lot Width definition.

<sup>4</sup> Refer to Article 4.f.1. for alternate method for determining the front setback.

<sup>5</sup> Refer to Article 4.f.5. for lots that have frontage on multiple public streets (i.e., Corner Lots & Through Lots)

## EXHIBIT 1(B)

### DEVELOPMENT STANDARDS FOR USES IN R-9 DISTRICT

	Non-Residential Uses	Single Family Detached Dwellings	Single Family Attached Dwellings	Duplex Dwellings
<b>Minimum Lot Area (sq. ft.)<sup>1 2</sup></b>	N/A	9,000 <i>(per structure)</i>	5,000 <i>(per unit)</i>	10,000 <i>(per structure)</i>
<b>Minimum Site Area<sup>1</sup></b>	N/A	N/A	N/A	N/A
<b>Minimum Lot Width<sup>1 3</sup></b>	75 ft.	75 ft.	50 ft.	100 ft.
<b>Minimum Setback, Per Structure:</b>				
<b>Front<sup>4 5</sup></b> (by functional road classification)	35 ft. <i>local/collector</i> 45 ft. <i>arterial</i>	35 ft. <i>local/collector</i> 45 ft. <i>arterial</i>	35 ft. <i>local/collector</i> 45 ft. <i>arterial</i>	35 ft. <i>local/collector</i> 35 ft. <i>arterial</i>
<b>Side</b>	50 ft.	10 ft.	0/10 ft. <sup>6</sup>	10 ft.
<b>Rear</b>	50 ft.	25 ft.	20 ft.	20 ft.
<b>Minimum Distance Between Buildings</b>	N/A	N/A	N/A	N/A
<b>Maximum Impervious Surface %</b>	40%	40%	45 %	45%
<b>Common Open Space Ratio (% project area)</b>	N/A	N/A	N/A	N/A
<b>Maximum Density (units per gross acre)</b>	N/A	4.8	8.7	8.7
<b>Maximum Height of Buildings</b>	45 ft.	35 ft.	35 ft.	35 ft.

<sup>1</sup> Refer to Article 6.d.1. if non-conforming lot of record for non-residential and single-family detached dwelling uses. All other development types identified on this table must meet minimum lot area requirements for housing type.

<sup>2</sup> Refer to Article 8.d.14 for additional lot development standards.

<sup>3</sup> Refer to Article 10.b.1 Lot Width definition.

<sup>4</sup> Refer to Article 4.f.a. for alternate method for determining the front setback.

<sup>5</sup> Refer to Article 4.f.5. for lots that have frontage on multiple public streets (i.e., Corner Lots & Through Lots)

<sup>6</sup> Zero setback between units, 10 ft. setback between end of structure and side property line.





**Amend Article 3.c and Amend Exhibit 1 as follows:**

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## SECTION C: R-6, SMALL LOT, SINGLE-FAMILY RESIDENTIAL DISTRICT

**3.c.1. Purpose:** The purpose of this district is to provide for a variety of single-family housing on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space.

**3.c.2. Permitted Uses:** Within the R-6 District, a building or premise shall be used only for the for the purposes identified by a 'P' on the R-6 column of *Exhibit 5* of this Ordinance:

**3.c.3. Conditional Uses:** Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.* and *Article 5.b.1.* is required for any use identified by a 'C' or 'C-#' on the R-6 column of *Exhibit 5* of this Ordinance

**3.c.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an 'S' on the R-6 column of *Exhibit 5* of this Ordinance.

**3.c.5. Development Standards:** Notwithstanding development standards set forth elsewhere by this Ordinance, the ~~following~~ minimum requirements outlined in Exhibit 2 (R-6 District) shall apply. ~~within the R-6 Zoning Districts. See Development Standards—Exhibit 1.~~

**3.c.6. Off Street Parking:** Off street parking requirements for the uses permitted or conditionally allowed herein are set forth in *Article 8.j.*

**3.c.7. Landscaping Requirements:** Landscaping requirements for uses permitted or conditionally allowed herein are set forth in *Article 8.d.*

## EXHIBIT 21

### DEVELOPMENT STANDARDS FOR USES IN R-6 DISTRICT

	Non-Residential Uses	<u>Single-Family</u> Detached Dwellings	<u>Single-Family</u> Attached Dwellings	Duplex Dwellings	<u>Patio Homes and</u> <u>Zero Lot Line</u> Housing Projects	<u>Townhome</u> <u>Uses</u> <u>Dwellings</u> <sup>1</sup> ****	Triplex and Quadruplex <u>Dwellings</u>
Minimum Lot Area <del>Per</del> <del>Structure</del> (sq. ft.) <sup>2 3</sup>	N/A	6,000 (per structure)	<u>5,000</u> (per unit)	10,000 (per structure)	<del>5,000</del>	2,000 (per unit)	<u>12,000</u> (per structure) <del>N/A</del>
Minimum Site Area <sup>2</sup>	N/A	N/A	<u>N/A</u>	N/A	<del>2 acres</del>	2 acres	<del>2 acres</del> <u>N/A</u>
Minimum Lot Width <sup>2 4</sup>	N/A	60 ft.	<u>40 ft.</u>	80 ft.	<del>45 ft.</del>	16 ft.	<u>100 ft.</u> <del>150 ft.</del>
Minimum Yards, Per Structure:							
Front <sup>5 6</sup> (by functional road classification)	<del>35</del> 25 ft. <u>local/collector</u> <del>45 ft.</del> <u>arterial</u>	35 ft. local/collector 45 ft. <u>arterial</u> <del>all others</del>	<u>35 ft.</u> <u>local/collector</u> <u>45 ft.</u> <u>arterial</u>	35 ft. local/collector 45 ft. <u>arterial</u> <del>all others</del>	<del>25 ft. local/collector</del> <del>45 ft. all others</del>	<u>35 ft.</u> <sup>7</sup> <u>15 ft. local/collector</u> <u>45 ft.</u> <sup>7</sup> <u>arterial</u> <del>all others</del>	<del>35</del> 25 ft. local/collector 45 ft. <u>arterial</u> <del>all others</del>
Side	25 ft.	8 ft.	<u>0/8 ft.</u> <sup>8</sup>	<del>8</del> 10 ft.	<del>0/8 ft.</del> *	0/7.5 ft. <sup>9</sup> ***	<u>12</u> 30 ft.
Rear	50 ft.	20 ft.	<u>20 ft.</u>	20 ft.	<del>20 ft.</del>	20 ft.	<u>20</u> 35 ft.
Minimum Distance Between Buildings	<del>30 ft.</del> <u>N/A</u>	N/A	<u>N/A</u>	N/A	<del>N/A</del>	15 ft.	<u>N/A</u> <del>40 ft.</del>
Maximum Impervious Surface Percentage %	<del>45%</del> <u>80%</u>	45%	<u>45%</u>	45%	<del>45%</del>	65%	60%
Common Open Space <del>Ratio</del> (% project area) ****	N/A	N/A	<u>N/A</u>	N/A	<del>N/A</del>	20% <sup>10</sup> ****	25% <sup>10</sup> ****

<sup>1</sup> Townhome buildings shall not exceed 8 continuous units

<sup>2</sup> Refer to Article 6.d.1. if non-conforming lot of record for non-residential and by-right residential uses. All other development types identified on this table must meet minimum lot area, minimum lot width, and minimum site area requirements upon establishment.

<sup>3</sup> Refer to Article 8.d.14 for additional lot development standards.

<sup>4</sup> Refer to Article 10.b.1 Lot Width definition.

<sup>5</sup> Refer to Article 4.f.a. for alternate method for determining the front setback.

<sup>6</sup> Refer to Article 4.f.5. for lots that have frontage on multiple public streets (i.e., Corner Lots & Through Lots)

<sup>7</sup> The front setback for townhome buildings can be reduced to 15 ft. if no off-street parking is located to the front of townhome units.

<sup>8</sup> Zero setback between units, 8 ft. setback between end of structure and side property line.

<sup>9</sup> Zero setback between units, 7.5 ft. setback between end of structure and side property line.

<sup>10</sup> For project with 10 or fewer units, no common open space is required.



**Amend Article 3.d and Amend Exhibit 2 as follows:**

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## SECTION D: GENERAL RESIDENTIAL (GR) DISTRICT

**3.d.1. Purpose:** The purpose of this district is to accommodate higher density residential development and a variety of housing types on small lots.

**3.d.2. Permitted Uses:** Within the GR District, a building or a premise shall be used only for the purposes identified by a 'P' on the GR column of *Exhibit 5* of this Ordinance:

**3.d.3. Conditional Uses:** Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.* and *Article 5.b.1.* is required for any use identified by a 'C' or 'C-#' on the GR column of *Exhibit 5* of this Ordinance

**3.d.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an 'S' on the GR column of *Exhibit 5* of this Ordinance.

**3.d.5. Development Standards:** Notwithstanding development standards set forth elsewhere by this Ordinance; the ~~following~~ minimum requirements outlined in Exhibit 3 (GR District) shall apply. ~~with the GR District. See Development Standards – Exhibit 2.~~

~~**3.d.6. Special Development Standards for manufactured units or mobile homes:** The following development standards shall be required in addition to those found in *Exhibit 2*;~~

- ~~a. The mobile home shall be attached to a foundation and securely underpinned and/or anchored in accord with S.C. Manufactured Housing Board Codes. The securing of a unit to a foundation must be inspected and approved by the Building Inspection Department;~~
- ~~b. Each mobile home shall have skirting constructed of brick, concrete block, vinyl, or wood that extends from the exterior wall to the ground. The axle, tongue, and wheels must be removed if designed to be removed (bolted on);~~
- ~~c. All mobile homes in Agricultural Conservation (AC) District shall be placed with the longest dimension parallel to the lot frontage. Note: In the AC District, this provision does not apply if all the following conditions are present:~~
  - ~~1. Single lot only and;~~
  - ~~2. Cannot meet normal side setbacks when placed parallel to the lot frontage and;~~
  - ~~3. Lot was surveyed and approved prior to May 3, 1999;~~

~~**3.d.7. Special Development Standards for Mobile Home Parks:** The following development standards shall be required in addition to those found in *Exhibit 2*;~~

- ~~a. A mobile home park requires community water, sewer, drainage, and garbage services.~~
- ~~b. Internal paved roadways shall be required of all parks, and roadways shall have a minimum travel width of 18 feet exclusive of parking.~~
- ~~c. No mobile home shall have direct access to a collector or arterial street.~~
- ~~d. Each mobile home shall meet the off-street parking requirements in Article 8.j.~~
- ~~e. A minimum of 10% of the park shall be developed for recreational purposes, with no recreation area having less than 500 sq. ft. in area.~~
- ~~f. All on-site roadway intersections shall be provided with a street light, and interior lights shall be provided at not less than 400 ft. intervals.~~
- ~~g. Each mobile home site shall be at least 15 ft. from any other mobile home and at least 15 ft. from the right of way of any drive which provides common circulation, and 25 ft. from any side or rear property line, and shall meet the front yard setbacks for the street upon which it is located.~~

**3.d.8.3.d.6. Off Street Parking:** Off street parking requirements for the uses permitted or conditionally allowed herein are set forth in *Article 8.j*.

**3.d.9.3.d.7. Landscaping Requirements:** Landscaping requirements for uses permitted or conditionally allowed are set forth in *Article 8.d*.



## EXHIBIT 32

### DEVELOPMENT STANDARDS FOR USES IN GR DISTRICT

		Non-Residential Uses	Single-Family Detached Dwellings <sup>1</sup> (4)	Single-Family Attached Dwellings	Duplex Dwellings	Single-Family Semi- Detached Dwelling	Patio Homes and Zero Lot Line Housing Projects	Townhome Dwellings <sup>2</sup> Townhouses ***	Triplex and Quadraplex Dwellings Housing	Manufactured Home Park <sup>3</sup> Mobile Home Park (2)
Minimum Lot Area <del>Per Structure</del> (sq. ft.) <sup>4</sup> 5		N/A	6,000 (per structure)	5,000 (per unit)	10,000 (per structure)	5,000	5,000	2,000 (per unit)	12,000 N/A (per structure)	5,000 (per structure)
Minimum Site Area <sup>4</sup>		N/A	N/A	N/A	N/A	2 acres	2 acres	2 acres	N/A 2 acres	5 acres
Minimum Lot Width <sup>4, 6</sup>		N/A	60 ft.	40 ft.	80 ft.	45 ft.	45 ft.	16 ft.	100 ft. 450 ft.	45 ft.
Minimum Yards, Per Structure:										
Front <sup>7, 8</sup> (local/collector) (by functional road classification)		35 ft. local/collector 25 ft. 45 ft. all other	35 ft. local/collector 45 ft. arterial 35 ft. 45 ft. all other	35 ft. local/collector 45 ft. arterial	35 ft. local/collector 45 ft. arterial all other	25 ft. 45 ft. all other	25 ft. 45 ft. all other	35 ft. <sup>9</sup> local/collector 45 ft. <sup>9</sup> arterial 15 ft. 45 ft. all other	35 ft. local/collector 45 ft. arterial 25 ft. 45 ft. all other	35 ft. local/collector 45 ft. arterial 25 ft. 45 ft. all other
Side		25 ft.	8 ft.	0/8 ft <sup>10</sup>	8/10 ft.	0/8 ft. *	0/8 ft. *	0/7.5 ft. <sup>11</sup> ***	12/30 ft.	25 ft.
Rear		50 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20/35 ft.	25 ft.
Minimum Distance Between Buildings		30 ft. N/A	N/A	N/A	N/A	N/A	N/A	15 ft.	40 ft. N/A	N/A
Maximum Impervious Surface % Percentage		80/45%	45%	45%	45%	45%	45%	65%	60%	45%
Common Open Space Ratio (% project area) ***		N/A	N/A	N/A	N/A	N/A	N/A	20% <sup>12</sup> ***	25% <sup>12</sup> ***	10% Minimum

<sup>1</sup> A manufactured home meeting the manufactured home supplementary development standards outlined in Article 4.o.1. shall be considered a detached dwelling. An accessory apartment shall not be established on a lot where a manufactured home is the principal use.

<sup>2</sup> Townhome buildings shall not exceed 8 continuous units.

<sup>3</sup> Manufactured home parks shall comply with the manufactured home park supplementary development standards outlined in Article 4.o.2. All individual manufactured homes in such parks must comply with the manufactured home supplementary development standards outline in Article 4.01.

<sup>4</sup> Refer to Article 6.d.1. if non-conforming lot of record for non-residential and by-right residential uses. All other development types identified on this table must meet minimum lot area, minimum lot width, and minimum site area requirements upon establishment.

<sup>5</sup> Refer to Article 8.d.14 for additional lot development standards.

<sup>6</sup> Refer to Article 10.b.1 Lot Width definition.

<sup>7</sup> Refer to Article 4.f.a. for alternate method for determining the front setback.

<sup>8</sup> Refer to Article 4.f.5. for lots that have frontage on multiple public streets (i.e., Corner Lots & Through Lots)

<sup>9</sup> The front setback for townhome dwellings can be reduced to 15 ft. if no off-street parking is located to the front of the townhome units.

<sup>10</sup> Zero setback between units, 8 ft. setback between end of structure and side property line.

<sup>11</sup> Zero setback between units, 7.5 ft. setback between end of structure and side property line.

<sup>12</sup> For projects with 10 or fewer units, no common open space is required.

Maximum Density (units per gross acre)	N/A	7.2	8.7	8.714	14	14	14	14	14.516	8
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	35 ft.

~~1. A manufactured housing unit or mobile home shall be considered a detached dwelling, but shall comply with the additional development standards specified in Article 3.d.5.~~

~~2. Mobile Home Park: See additional requirements in Article 3.d.6.~~

~~\* Minimum Side Yard Setback required on one side only.~~

~~\*\* 0 ft. between units, 7.5 ft. between end structure and side property line.~~

~~\*\*\* For projects with 10 or fewer units, no common open space is required.~~

~~\*\*\*\* Townhouse buildings shall not exceed 8 continuous units.~~

**Amend Article 3.e and Amend Exhibit 3 as follows:**

|

## SECTION E: RESIDENTIAL MULTI-FAMILY (RMF) DISTRICT

**3.e.1. Purpose:** The purpose of this district is to accommodate multi-family development within areas appropriately suited and compatible with surrounding development.

**3.e.2. Permitted Uses:** Within the RMF District, a building, structure or premise shall be used only for the purposes identified by a 'P' on the RMF column of *Exhibit 5* of this Ordinance.

**3.e.3. Conditional Uses:** Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.* and *Article 5.b.1.* is required for any use identified by a 'C' or 'C-#' on the RMF column of *Exhibit 5* of this Ordinance

**3.e.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an 'S' on the RMF column of *Exhibit 5* of this Ordinance.

**3.e.5. Development Standards:** Notwithstanding development standards set forth elsewhere by this Ordinance, the ~~following~~ minimum requirements outlined in Exhibit 4 (RMF District) shall apply. ~~within the entire RMF Zoning District. See Development Standards—Exhibit 3.~~

**3.e.6. Off Street Parking:** Off street parking requirements for the uses permitted or conditionally allowed herein are set forth in *Article 8.j.*

**3.e.7. Landscaping Requirements:** Landscaping requirements for uses permitted or conditionally allowed herein are set forth in *Article 8.d.*

# EXHIBIT ~~43~~

## DEVELOPMENT STANDARDS FOR USES IN RMF DISTRICT

	Non-Residential Uses	Single-Family <del>Detached</del> Dwellings	Single-Family <del>Detached Attached</del> Dwellings	<del>Duplex</del> Dwellings	<del>Patio Homes and</del> <del>Zero-Lot-Line</del> Housing Projects	<del>Townhome</del> uses Dwellings <sup>1</sup> ***	<del>Triplex and</del> Quadruplex Dwellings Housing	Multi-Family Apartments Dwellings
Minimum Lot Area <del>Per Structure</del> (sq. ft.) <sup>2 3</sup>	N/A	<del>106,000 sq. ft.</del> (per structure)	5,000 sq. ft. (per unit)	<del>10,000 sq. ft.</del> (per structure)	5,000	2,000 sq. ft. (per unit)	<del>12,000 sq. ft.</del> (per structure) N/A	N/A
Minimum Site Area <sup>2</sup>	N/A	N/A	2 acres	<del>2 acres</del>	2 Acres	2 acres	2 acres	2 acres
Minimum Lot Width <sup>2 4</sup>	N/A	80 ft.	60 ft.	<del>100 ft.</del>	45 ft.	16 ft.	150 ft.	200 ft.
Minimum Yards, Per Structure:								
Front <sup>5 6</sup> ( <del>local/collector</del> ) (by functional road classification)	<del>35 ft.</del> <del>local/collector</del> 45 ft. <del>arterial</del> 25 ft. (45 ft. all other)	35 ft. <del>local/collector</del> 45 ft. <del>arterial</del> (45 ft. all other)	<del>35 ft.</del> <del>local/collector</del> 45 ft. <del>arterial</del> 25 ft. (45 ft. all other)	<del>35 ft.</del> <del>local/collector</del> 45 ft. <del>arterial</del>	25 ft. (45 ft. all other)	<del>35 ft.<sup>7</sup></del> <del>local/collector</del> 45 ft. <sup>7</sup> <del>arterial</del> 15 ft. (45 ft. all other)	<del>35 ft.</del> <del>local/collector</del> 45 ft. <del>arterial</del> 25 ft. (45 ft. all other)	50 ft. (local, collector, arterial)  all streets
Side	25 ft.	10 ft.	0/8 ft <sup>8 *</sup>	<del>8 ft.</del>	0/8 ft. *	0/7.5 ft. <sup>9 **</sup>	<del>12/30 ft.</del>	50 ft.
Rear	50 ft.	20 ft.	20 ft.	<del>20 ft.</del>	20 ft.	20 ft.	<del>20/35 ft.</del>	50 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	<del>N/A</del>	N/A	15 ft.	<del>N/A/40 ft.</del>	30 ft.
Maximum Impervious Surface % <del>Percentage</del>	45%	45%	45%	<del>45%</del>	45%	65%	60%	65%
Common Open Space Ratio (% project area) <del>***</del>	N/A	N/A	N/A	<del>N/A</del>	N/A	20% <sup>10 ***</sup>	25% <sup>10 ***</sup>	25% <sup>10 ***</sup>
Maximum Density (units per gross acre)	N/A	<del>7.2/14</del>	<del>14/8.7</del>	<del>8.7</del>	14	14	<del>14/56</del>	16
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	<del>35 ft.</del>	35 ft.	35 ft.	45 ft.	45 ft.

<sup>1</sup> Townhome buildings shall not exceed 8 contiguous units.

<sup>2</sup> Refer to Article 6.d.1 if non-conforming lot of record for non-residential and by-right residential uses. All other development types identified on this table must meet minimum lot area, minimum lot width, and minimum site area requirements upon establishment.

<sup>3</sup> Refer to Article 8.d.14 for additional lot development standards.

<sup>4</sup> Refer to Article 10.b.1 Lot Width definition.

<sup>5</sup> Refer to Article 4.f.a for alternate method for determining front setback.

<sup>6</sup> Refer to Article 4.f.5. for lots that have frontage on multiple public streets (i.e., Corner Lots & Through Lots)

<sup>7</sup> The front setback for townhome buildings can be reduced to 15 ft. if no off-street parking is located to the front of the townhome units.

<sup>8</sup> 0 ft. setback between units, 8 ft. setback between end of structure and side property line.

<sup>9</sup> 0 ft. setback between units, 7.5 ft. setback between end of structure and side property line.

<sup>10</sup> For projects with 10 or fewer units, no common open space is required.

~~\* Minimum Side Yard Setback required on one side only.~~

~~\*\* 0 ft. between units, 7.5 ft. between end structure and side property line.~~

~~\*\*\* For projects with 10 or fewer units, no common open space is required.~~

~~\*\*\*\* Townhouse buildings shall not exceed 8 continuous units.~~

**Delete Exhibit 4 (Reserved) as follows:**

**EXHIBIT 4**  
**UNUSED**

**Amend Article 3, Exhibit 5 as follows:**



NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
621910	Ambulance Services						<u>C*</u>	<u>C</u>	P	P	<u>P</u>	<u>P</u>	<u>C*</u>		<i>Ref Article 5.b.1.</i>	62 - Health Care and Social Assistance

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
N/A	Single Family Detached Dwelling	P	P	P	P	<u>C*</u>	C*	C*	C*	<u>C*P</u>			P	P	<i>Ref. Article 5.b.1.</i>	
N/A	Single Family Attached Dwelling	<u>C*</u>	<u>CP</u>	<u>C*P</u>	<u>CP</u>	<u>C*P</u>	C*	C*	C*	<u>CP</u>					<i>Ref. Article 5.b.1. &amp; Article 5.b.u.</i>	
N/A	Duplex Dwelling		<u>C</u>	<u>C</u>	C*	<u>C</u>	C*	C*	C*	<u>C*P</u>					<i>Ref. Article 5.b.1. &amp; Article 5.b.1.v.</i>	
<del>N/A</del>	<del>Patio Home Dwellings</del>				<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>P</u>					<i>Ref. Article 5.b.1.</i>	
N/A	Triplex and Quadplex Dwellings			<u>C</u>	C*	<u>CP</u>	C*	C*	C*	<u>C*</u>					<i>Ref. Article 5.b.1. &amp; Article 5.b.1.w.</i>	
N/A	Townhouse Dwellings	<u>C*</u>	<u>C*</u>	C*	C*	C	C*	C*	C*	<u>CP</u>					<i>Ref. Article 5.b.1.</i>	
N/A	<del>Suburban</del> Multi-Family Apartments					P	C*	C*	C*	C*					<i>Ref. Article 5.b.1. &amp; Article 5.b.1.l.</i>	
N/A	Mobile Homes/Manufactured Homes				P								P	P	<i>Ref. Article 4.o.1. 3-d.6.</i>	
N/A	Mobile Home Park				<u>C*</u>					<u>C*</u>					<i>Ref. Article 4.o.2. 3-d.7.</i>	
N/A	In-Home Day Care as Home Occupation	C	C	C	C	C	C	C	C	C			C	C	<i>Ref. Article 5.b.1. &amp; Article 5.b.1.g.</i>	
N/A	Residential Accessory Uses (Bathhouse, Cabana, Non-Commercial Greenhouse, Private Garage & Carport, Storage Building, Swimming Pool, Tool Shed & Workshop)	P	P	P	P	P	P	P	P	P			P	P	<i>Ref: Article 4.g.2.</i>	
N/A	Home-Based Businesses	P	P	P	P	P	P	P	P	P			P	P	<i>Subject to Article 10 Definition.</i>	
N/A	Accessory Apartments	P	P	P	P	P	P	P	P	P			P	P	<i>Ref Article 4.g.2.c. Not permitted on lots with Manufactured or Mobile Homes.</i>	

**Amend Article 3, Exhibit 5A as follows:**

## EXHIBIT 5A

### DEVELOPMENT STANDARDS FOR RESIDENTIAL USES IN COMMERCIAL DISTRICTS

	<del>Singe Family Detached Attached Dwellings</del>	<del>Single Family Attached Detached Dwellings</del>	<del>Duplex Dwellings</del>	<del>Patio Homes and Zero Lot Line Housing Projects</del>	<del>Townhome Dwellings<sup>1</sup> uses ***</del>	<del>Triplex and Quadruplex Dwellings Housing</del>	<del>Multi-Family Apartments Dwellings</del>
Minimum Lot Area <sup>2,3</sup> <del>Per Structure</del> (sq. ft.)	10,000 ( <i>per structure</i> )	<del>56,000</del> ( <i>per unit</i> )	10,000 ( <i>per structure</i> )	<del>5,000</del>	2,000 ( <i>per unit</i> )	<del>12,000</del> ( <i>per unit</i> ) <del>N/A</del>	N/A
Minimum Site Area <sup>2</sup>	N/A	N/A	N/A	<del>2 Acres</del>	2 Acres	2 Acres	2 Acres
Minimum Lot Width <sup>2,4</sup>	80 ft.	<del>460</del> ft.	80 ft.	<del>45 ft.</del>	16 ft.	<del>100-50</del> ft.	200 ft.
Minimum Yards, Per Structure:							
Front <sup>5,6</sup> <del>(local/collector)</del> ( <i>by functional roadway classification</i> )	35 ft. <i>local/collector</i> 45 ft. <i>arterial</i> <del>all other</del>	35 ft. <i>local/collector</i> 45 ft. <i>arterial</i> <del>all other</del>	35 ft. <i>local/collector</i> 45 ft. <i>arterial</i> <del>all other</del>	<del>25 ft. local/collector</del> 45 ft all other	<del>15 ft. 35 ft.<sup>7</sup></del> <i>local/collector</i> 45 ft. <sup>7</sup> <i>arterial</i> <del>all other</del>	<del>25 ft. 35 ft.</del> <i>local/collector</i> 45 ft. <i>arterial</i> <del>all other</del>	50 ft. ( <i>local, arterial, collector</i> ) <del>all streets</del>
Side	10 ft.	<del>0/8</del> ft. <sup>8</sup>	<del>8-10</del> ft.	<del>0/8 ft. *</del>	0/7.5 ft. <sup>9</sup> ***	<del>12-30</del> ft.	50 ft.
Rear	20 ft.	20 ft.	20 ft.	<del>20 ft.</del>	20 ft.	<del>20-35</del> ft.	50 ft.
Minimum Distance Between Buildings	N/A	N/A	N/A	<del>N/A</del>	15 ft.	<del>N/A 40 ft.</del>	30 ft.
Maximum Impervious Surface % <del>Percentage</del>	45%	45%	45%	<del>45%</del>	65%	60%	65%
Common Open Space Ratio <sup>10</sup> (% project area) ***	N/A	N/A	N/A	<del>N/A</del>	20% <sup>10</sup> ***	25% <sup>10</sup> ***	25% <sup>10</sup> ***
Maximum Density (units per gross acre)	<del>7.2</del> 14	<del>8.7-7.2</del>	<del>8.7</del> 14	<del>14</del>	14	<del>14.5</del> 16	16
Maximum Height of Buildings	35 ft.	35 ft.	35 ft.	<del>35 ft.</del>	35 ft.	<del>35-45</del> ft.	45 ft.

<sup>1</sup> Townhome buildings shall not exceed 8 contiguous units.

<sup>2</sup> Refer to Article 6.d.1 if non-conforming lot of record for non-residential and by-right residential uses. All other development types identified on this table must meet minimum lot area, minimum lot width, and minimum site area requirements upon establishment.

<sup>3</sup> Refer to Article 8.d.14 for additional lot development standards.

<sup>4</sup> Refer to Article 10.b.1. Lot Width definition.

<sup>5</sup> Refer to Article 4.f.a. for alternate method for determining front setback.

<sup>6</sup> Refer to Article 4.f.5. for lots that have frontage on multiple public streets (i.e., Corner Lots & Thru Lots)

<sup>7</sup> The front setback for townhome buildings can be reduced to 15 ft. if no off-street parking is located to the front of the townhome units.

<sup>8</sup> 0 ft. setback between units, 8 ft. setback between end of structure and side property line.

<sup>9</sup> 0 ft. setback between units, 7.5 ft. setback between end of structure and side property line.

<sup>10</sup> For projects with 10 or fewer units, no common open space is required.

- ~~\* Minimum Side Yard Setback required on one side only.~~
- ~~\*\* 0 ft. between units, 7.5 ft. between end structure and side property lines.~~
- ~~\*\*\* For projects with 10 or fewer units no common open space is required.~~
- ~~\*\*\*\* Townhouse buildings shall not exceed 8 continuous units~~

**Amend Article 4.f.3 as follows:**

#### **4.f.3. Yard Located On Lots With More Than One Principal Building:**

- a. Unless expressly permitted elsewhere by this Ordinance, only 1 principal residential structure shall be located on an individual lot of record or combination of 2 or more lots of record.
- b. Whenever more than ~~one~~ 1 principal building is to be located on a lot, required yards shall be maintained around the group of buildings, ~~and the buildings shall be separated by a horizontal distance that is at least equal to the height of the highest adjacent building.~~

**Amend Article 4.f.4 as follows:**

#### 4.f.4. Front Yards:

- a. The front yard setback requirements for dwellings shall not apply on any lot where the average setback of existing buildings located wholly or in part within 200 feet on each side of such lot within the same block and district and fronting on the same side of the street, is less than the minimum required setback. In such cases, the setback on such lot may be less than the required setback, but not less than the average of the setbacks of the aforementioned existing buildings.
- ~~b. Where a lot fronts on two or more nonintersecting streets, or two intersecting streets forming an angle of 60 degrees or less, front yards shall be provided on both streets.~~
- ~~e.b.~~ Where the principal building(s) or structure(s) are oriented to face inward, away from the street on which it fronts, said building or structure shall nonetheless observe the required front yard setback for the district in which it is located, and any accessory use(s) prohibited from the required front yards within such districts, also may be prohibited within the required front yard setback from the reoriented use facing away from the street.
- ~~d.c.~~ Where a frontage is divided among districts with different front yard requirements, the deepest front yard shall apply to the entire frontage.
- ~~e.d.~~ No structure other than a driveway, sign, fence, gate, sidewalk, or berm shall be erected or permitted to be located in a required front yard area.



**Amend Article 4.f.5 as follows:**

**4.f.5. Yards For Multi-Frontage Lots:** The following applies to lots that have frontage on multiple street right of ways: **Side Yards:** ~~Where a side yard abuts a street (i.e., corner lot), the minimum side yard requirement shall not be less than 50% required on the lot lying to the rear, when the rear lot faces a side street and no accessory building on said corner lot shall extend beyond the front yard line of the lot to the rear. If, however, the rear lot faces the opposite street, and in fact constitutes another corner lot, then the side yards setback for the district in which the lot is located shall prevail. Provision established herein may be excluded from a Planned Development (PD) which utilizing the Traditional Neighborhood Development (TND) design conventions.~~

a. **Corner Lots:** ~~Where a front yard and side yard of a lot abut a street right of way that intersects at the lot (making a corner), a designated primary front yard street frontage must be identified prior to building permit approval for a new building, structure, or addition thereto. The applicable zoning district minimum front building setback shall apply to the primary front yard property line. **The minimum building setback for the secondary side yard street frontage property line shall be 50% of the minimum required primary front yard building setback.**~~

~~a.b. **Through Lots:** Where a lot has frontage on 2 or more street right of ways that do not intersect at the lot, then each street frontage shall be treated as a front yard with applicable zoning district minimum front building setbacks applicable to each street frontage.~~

**Amend Article 4.f.6 as follows:**

|

**4.f.6. Side Yard Requirements For—Single-Family Attached and Townhome Dwellings**~~**Special Housing Types:**~~ Single-family attached dwellings and townhome dwelling shall comply with following supplementary side yard requirements: In the following residential districts (i.e., R-6, GR) and in the following commercial districts (i.e., GC, LC, NC, and PO), the side yard setback may be waived on one side of the lot, when two semi-detached structures<sup>54</sup> sharing a common wall are placed simultaneously on the alternate side of the same property line to create an effect similar to a duplex on one lot. This may occur when:

~~a. The applicant wishes to place simultaneously detached units on the alternate side of the same property line of two adjoining lots held under the same ownership at the beginning of construction; or,~~

~~The applicant wishes to subdivide the lot, as well as the existing building through the common wall as long as:~~

~~a. The opposite side yard is not less than the minimum side yard setback required within the applicable zoning district, and is perpetually maintained free and clear of any obstructions;~~

~~b.a.~~ No portion of either dwelling or architectural features project over any property line;

~~c. The total area of development is in compliance with all area regulations of the corresponding zoning district, including lot area, setbacks, screening, and parking;~~

~~d. Each semi-detached structure is constructed on a lot where the minimum lot area and the minimum lot width at the building line is not less than half the minimum requirement of the corresponding zoning districts and all other subdivision regulations are met;~~

~~Residential accessory structures shall only be located in the rear yard. Only 1 accessory building is allowed per semi-detached structure;~~

~~f.b.~~ The common wall located at the zero side yard setback shall be constructed in accordance with all specifications of the latest addition of the Standard Building Code.

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<sup>54</sup> ~~Definition: Dwelling, Semi-Detached—A single family dwelling attached to one other single family dwelling by a common vertical wall, and each dwelling located on a separate lot.~~

**Amend Article 4.g.2.a. as follows:**

**a. Conditions & Exceptions:**

1. No accessory building or structure shall be constructed on any residential lot prior to the time of construction of the principal building to which it is accessory. **Exemption: AC Zoning District ONLY with 5 or more acres – See Note on Table Exhibit 8A for required development standards.**
2. Accessory buildings attached to the principal structure by a common roofline or breezeway shall be treated as part of the principal structure and shall meet all principal setbacks for the zoning district in which it is located.
3. Any accessory building 120 sq. ft. in size or smaller (i.e. play houses, well pump houses, and other similar uses) will not be counted as accessory structures however, they must comply with accessory structure 5 ft. minimum setbacks and shall be limited to 2 per parcel.
- 3.4. Accessory apartments shall be treated as a permitted accessory use on a parcel that's principal use is single-family detached residential (not including manufactured homes) regardless of zoning classification.

**Amend Article 4.g.2.b as follows:**

**b. Development Standards:**

1. **Maximum Height** – No accessory building or structure shall exceed the height of 25 ft., the height is the vertical distance between the finished grade along the front of the structure to the highest point of the structure.

2. **Number** – No residentially used parcel shall have more than 2 -accessory buildings~~structures~~; the aggregate floor area of both ~~structures~~ buildings added together shall not exceed the maximum size allowed under *Exhibit 8A*. Exceptions to these requirements are stated below:

a. -Single-family attached dwellings and townhome dwellings shall have no more than 1 accessory building in accordance with the maximum size allowed under Exhibit 8A.

a.—

3. **Location Requirements** – Residential accessory buildings and structures shall comply with the following locational requirements, unless a different locational requirement for a specific accessory building or structure type exists in this Ordinance.

4.

~~Detached garages shall only be located in the side or rear yard of a parcel and shall be located no further forward on the lot than the principal structure; storage buildings shall be located in the rear yard only.~~

a. All residential accessory buildings and structures for single-family attached and townhome dwellings shall be located in the rear yard only.

b. Detached garages and carports shall be located in the side yard (no further forward than front line of the principal dwelling on the lot) or in the rear yard only.

c. Storage buildings and structures shall be located in the rear yard only.

a.d. Residential accessory apartments shall be located in the rear yard only.

2.5. **Setbacks** – ~~Note: accessory structures over 1,200 sq. ft. in size must be a minimum of 10 ft. from all side and rear property lines. The following setbacks shall apply to all accessory buildings or structures, unless a different setback requirement for a specific accessory building or structure type exists in this Ordinance.~~

a. Interior Lots:           Front – N/A;



- Sides – 5 ft.;
- Rear – 5 ft.
- b. Corner Lots: Front: N/A;
- Interior Side – 5 ft.
- Exterior Side (local or collector street) – 17.5 ft;
- Exterior Side (arterial street) – 22.5 ft.;
- Rear – 5 ft.

Note: accessory buildings over 1,200 sq. ft. in size must be a minimum of 10 ft. from all side and rear property lines.

**3.6. Maximum Size** – the maximum size of residential accessory buildings ~~structures~~ shall be governed by *Exhibit 8A*, and shall be based on the gross acreage of the parcel of land on which it is located.

**Delete Article 4.g.2.c as follows:**

~~e. Accessory Apartments: Accessory apartments shall be treated as a permitted use on any parcel that's principal use is single family detached residential regardless of zoning classification.~~

**Amend Article 4, Exhibit 8A as follows:**

## EXHIBIT 8A

Maximum building footprint square footage of residential accessory ~~buildings structures~~ based on gross acreage

Acreage	0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9
**<0.5	See note 1									
0.5	1100	1150	1250	1350	1450	-	-	-	-	-
1.0	1500	1525	1550	1575	1600	1625	1650	1675	1700	1725
2.0	1750	1775	1800	1825	1850	1875	1900	1925	1950	1975
3.0	2000	2025	2050	2075	2100	2125	2150	2175	2200	2225
4.0	2250	2275	2300	2325	2350	2375	2400	2425	2450	2475
≥ 5.0	Exempt, see note 2 & 3									

### NOTES:

1. Maximum size for accessory ~~buildings structures~~ on all parcels less than 0.5 acres in size is 1,000 sq. ft.
2. All parcels over 5 acres in size are exempt from maximum square footage requirements, however, each zoned parcel shall not exceed the maximum impervious surface ratio for the given zoning district.
3. Agricultural Conservation (AC Zoning District ONLY) with 5 acres or more are exempt from requirement of having a principal structure on the property in order to build an accessory building or structure on a person's property. Such buildings or These structures will be treated as principal buildings or structures on the property and must comply with structures meeting principal setbacks, distance between buildings, and maximum height for principal buildings and structures. of 35 feet and maximum of No more than 2 buildings or structures per parcel are permitted. Access to the building or structure shall be provided by paved road, gravel or dirt road as long as it provides reasonable access from ~~off~~ a public ROW with approved driveway encroachment permit. Lot shall meet the minimum lot width at the street as set forth in this Ordinance for all other lots of at least 60 feet.
4. The total area of the outer edge of the building walls shall be used to calculate building footprint for compliance with Exhibit 8A. If the accessory building has no walls or includes an addition with no walls, then the square footage of the roof area (containing no walls) shall be used to calculate building footprint for compliance with Exhibit 8A.

**Amend Article 4, Exhibit 8B as follows:**

**EXHIBIT 8B**  
**Accessory Use Supplementary Requirements**

**ACCESSORY USE**

**CONDITIONS**

Off-street parking

~~May be located in required yards in all zoning districts. Off-street parking shall not be allowed in any required bufferyard or within 3 ft. of any property line.~~

1. Maybe located in required yards in all zoning districts.
2. Shall not be located in any bufferyard required pursuant to Article 8.d of the Ordinance

Signs

1. Must comply with the development standards established in Article 8.i.: Sign Regulations.

~~Accessory buildings, including  
Garages, carports, animal shelters,  
Storage sheds, etc.~~

~~See Section 4.g.2. Where the accessory use is a combined garage and living space (or office use), the second story of the accessory use, when used as a living space or office use, shall not count against the gross floor area limit as established in Exhibit 8A. The number of accessory structures shall not exceed two in any zoning district. The maximum floor area established in Exhibit 8A is the total floor area of all accessory structures; this means that each residential parcel is entitled to a total of 2 non-exempt accessory structures with a combined total floor area not to exceed the square footage limitations established in Exhibit 8A. No accessory use shall be located in any required bufferyard.~~

Accessory Apartments

~~Shall be developed in accordance with Article 4.g.2. and the following criteria—An accessory living unit (limit 1 per residential lot) cannot be larger than 1,000 sq. ft. nor smaller than 300 sq. ft.; further, it cannot exceed more than 40% of the principal structure's floor area, nor have more than 2 bedrooms. There must be at least one parking space per unit. The accessory apartment must be a complete living space with a kitchen and bathroom facility entirely separated from the primary unit. The building's exterior should give every appearance that it is a single family house with the exterior finishes matching the exterior finishes of the principal structure. Accessory units may be created as a second story within a detached garage provided that the height of the structure does not exceed the height of the principal structure~~

~~on the lot.~~

1. All residential accessory building and structure development standards in Article 4.g.2.b. and Article 4, Exhibit 8A are applicable to accessory apartments.
2. Accessory apartments are prohibited on lots where a manufactured home is the principal use.
3. A manufactured home shall not be used be used as an accessory apartment.
4. No more than 1 accessory apartment per residential lot is permitted.
5. An accessory apartment shall not exceed more than 40% of the principal dwellings floor area or exceed more than 1,000 sq. ft. in area, whichever is less.
6. 1 off-street parking space to serve the accessory apartment is required.
7. Accessory apartments shall have no more than 2 bedrooms.
8. Submission of a floor plan and plot plan is required.



## ACCESSORY USE

Portable on Demand Storage (PODS) units, or other similar portable on demand storage containers such as sea vans

Stockyards, Slaughter Houses, Commercial Poultry Houses and Kennels, and Livestock Auction Houses

Swimming pools, tennis courts and Recreational uses

## CONDITIONS

1. Permitted as a temporary use only. See *Article 5.c.* for guidelines

~~These uses are subject to review and approval by the Sumter City-County Zoning Board of Appeals as special exception uses. Referenced uses set forth herein, with NAICS 112112, 112210, 11299, 1123, 3116, or 4245, shall not be located closer than 1,000 ft to any adjacent residential use on a separately platted parcel of land under separate ownership. No incineration of animals or animal refuse shall be permitted on site.~~

1. Subject to review and approval by the Sumter City-County Zoning Board of Appeals as special exception uses.

2. Referenced uses set forth herein, with NAICS 112112, 112210, 11299, 1123, 3116, or 4245, shall not be located closer than 1,000 ft. to any adjacent residential use on a separately platted parcel of land under separate ownership.

3. No incineration of animals or animal refuse shall be permitted on site.

~~May be located in all side and rear yards, provided said uses shall be no closer than 10 ft to the nearest property line, and shall not be located in any required buffer yard, and shall have all lighting shielded or directed away from adjoining residences.~~

1. Shall be located in side or rear yards only.
2. Shall be setback 10 ft. from all property lines.
3. Shall not be located in a required bufferyard pursuant to *Article 8.d.*
4. All lighting shall be shielded or directed away from adjoining residences.

Satellite dishes, ham radio towers,  
and ground supported TV antennas

~~May be located in required rear yards setbacks in all districts; provided such uses shall be located no closer than 10 ft from all property lines, the foundation shall be approved by the Building Official, and said uses shall not be located in any required bufferyard. Furthermore, digital TV dishes shall be allowed on roofs and exterior walls of buildings within all districts.~~

1. Shall be located in side or rear yards only.

2. Shall be located no closer than 10 ft. from all property lines.

3. Foundations shall be approved by the Building Official.

4. Shall not be located in a required bufferyard pursuant to Article 8.d

**Amend Article 4.g.3. as follows:**

**4.g.3. Commercial Accessory Buildings & Structures:** ~~C~~ommercial accessory buildings and structures shall comply with the following:

- a. All commercial accessory buildings ~~shall~~ meet the principal setbacks, shall not exceed the maximum height for the zoning district and shall be treated as principal buildings structures for zoning purposes;
- b. All commercial accessory buildings and structures greater than 200 sq. ft. in size are required to be shown on the commercial site plan and shall be reviewed through the site plan review process;
- c. Any commercial accessory buildings structure ~~200 sq. ft. or less in size shall be exempt from Article 4.g.3. requirements, provided there are no more than 2 such buildings on a parcel. Any such additional buildings on a parcel are not exempt. will not be treated as an accessory structure but are limited to 2 structures per parcel.~~

**Amend Article 4.g.4. as follows:**

#### 4.g.4. Agricultural Accessory Buildings and Structures:

a. Conditions & Exceptions:

1. Accessory buildings and structures constructed for the exclusive use of sheltering agricultural machinery or storage of agricultural products shall be exempt from the accessory building standards;
2. All agricultural buildings and structures shall be treated as principal uses for the purpose of this Zoning Ordinance; agricultural buildings and structures shall meet non-residential setbacks and shall meet all other non-residential development criteria for a given zoning district to include maximum height, ~~distance-between buildings~~ and impervious surface ratio requirements.

**Add Article 4 Section O as follows:**

## **SECTION O: Supplementary Development Standards for Manufactured Homes and Manufactured Home Parks**

**4.o.1 Manufactured Home Supplementary Development Standards:** All manufactured homes must meet the following requirements:

- a. Manufactured homes shall be attached to a foundation and securely underpinned and/or anchored in accordance with S.C. Manufactured Housing Board Codes. The securing of a unit to a foundation must be inspected and approved by the Building Department;
- b. Each manufactured home shall have skirting constructed of brick, concrete block, vinyl, or wood that extends from the exterior wall to the ground. The axle, tongue, and wheels must be removed if designed to be removed (bolted on);
- c. All manufactured homes in the Agricultural Conservation (AC) District shall be placed with the longest dimension parallel to the lot frontage, except when all of the following conditions are met:
  1. Individual lot of record
  2. Cannot meet required side setbacks when placed parallel to the lot frontage
  - 4.3. Lot was surveyed and approved prior to May 3, 1999.

**4.o.2. Manufactured Home Park Supplementary Development Standards:** All manufactured home parks must meet the following requirements:

- a. A manufactured home park shall be served by a community water and sewer system, storm drainage system, and refuse disposal facility;
- b. Internal paved roadways shall be required of all parks, and roadways shall have a minimum travel width of 18 ft. exclusive of parking;
- c. No manufactured home shall have direct access to a collector or arterial street;
- d. Each manufactured home shall meet the off-street parking requirements in Article 8.j.
- e. A minimum of 10% of the park shall be developed for recreational purposes, with no recreation area having less than 500 sq. ft. of area.
- f. All on-site roadway intersections shall be provided with a streetlight, and interior lights shall be provided at not less than 400 ft. intervals.
- g. Each manufactured home site shall be at least 15 ft. from any other manufactured home, at least 15 ft. from the right-of-way of any drive which provides common circulation, 25 ft. from any side or rear property line, and shall meet the front yard setbacks for the street upon which it is located.



**Add Article 5.b.1.t as follows:**

t. **Townhome Dwelling:** The following conditions apply to all townhome dwelling units for conditional use approval:

1. All townhome dwellings shall front on either a public street or a private street that is part of a Planned Development.
2. Individual drive access to individual townhome dwellings must be from a street or road that is not owned and/or maintained by the South Carolina Department of Transportation (SCDOT).
3. If a common parking area is required or proposed, then such area shall consist of an asphalt or concrete surface material and be of sufficient size to meet residential off-street parking minimums for townhomes in compliance with the general parking area dimensional and design standards found in Article in Article 8.j
4. Auxiliary parking at the rate 1 space per 4 units must be provided. Auxiliary parking must be located off-street.
5. A common landscaping plan identifying the location, species, caliper (trees), gallon size (shrubs), sodding are, and height at time of planting for all plants to be installed at the front a dies of all units. Sodding must be used for ground cover for all pervious areas to the front and sides of all townhome structures, except for planted landscape bed areas.

*Note: formal site plan submission required per Article 1.f.5.*

**Add Article 5.b.1.u as follows:**

u. **Single-Family Attached Dwellings:** The following conditions apply to all single-family attached dwellings units for conditional use approval:

1. Submission of a floorplan and plot plan are required.

**Add Article 5.b.1.v as follows:**

|

v. **Duplex Dwellings:** The following conditions apply to all duplex dwelling units for conditional use approval:

1. Submission of a floor plan and plot plan are required.

**Add Article 5.b.1.w as follows:**

|

w. **Triplex/Quadraplex Dwellings:** The following conditions apply to all triplex/quadraplex dwelling units for conditional use approval:

1. No more than 2 access points from either a public street or a private street that is part of a Planned Development per lot.



**Amend Article 10.b.1 as follows:**

|

**Accessory Apartment:** ~~See Dwelling, Accessory Apartment A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility with the provision within the structure for cooking, eating, sanitation, and sleeping. Such a dwelling is an accessory use to the main dwelling.~~

**Accessory Building:** ~~See Building, Accessory A building subordinate to the principal building on a lot used for the purposes customarily incidental to those of the main building.~~

**Accessory Structure:** Structure, Accessory

**Building:** ~~Any~~ structure having a roof supported by columns or walls for shelter, support, put together for the support, shelter, or enclosure of persons, animals, and property.

**Building, Accessory:** A subordinate ~~building~~structure on the same lot as the principal or main building, structure, or use, and are occupied or devoted to a use incidental to the principal use.

**Dwelling:** A building or portion of a building arranged or designed to provide living quarters for one or more families.

**Dwelling, Apartment:** See dwelling, Multi-family.

**Dwelling, Accessory Apartment:** A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate structure on the same lot as a principal single-family detached dwelling that is not a manufactured home that is a complete independent separated living facility with provisions for a stove and/or oven, a toilet, a shower and/or bathtub, and sleeping and living space.

**Dwelling, Attached:** ~~A one family dwelling attached to two or more one family dwellings by common vertical walls.~~

**Dwelling, Cluster:** A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features. It is applied principally to single-family residential subdivision that permit a reduction in lot area provided there is not increase in the number of lots permitted under a conventional subdivision and the resultant land area is devoted to open space.

**Dwelling, Duplex:** A single building on one (1) parcel of land that is designed, constructed, and used for two (2) separately contained dwelling units. Such a dwelling is not considered a duplex if the second unit meets the criteria of an Accessory Apartment.

**Dwelling, Group:** A building or portion of a building intended for occupancy by several unrelated persons. The term “group dwelling” includes the terms “rooming house,” “fraternity house,” and “sorority house.”

**~~Dwelling, Dwelling, Manufactured Home~~Mobile Home:** A manufactured mobile home is a transportable structure of 1 or more sections built on a permanent metal chassis and designed to be towed. The term “mobile-manufactured home” as used in this Ordinance shall not include prefabricated, modular, or unitized dwellings placed on permanent foundations, nor shall it include travel trailers, motor homes, campers, or similar units designed for recreation or other short term uses.

**Dwelling, Multi-Family:** A structure or group of structures ~~dwelling~~ designed for or occupied by 5 or more families living independently of each other in separate dwelling units within said structure(s), with the number of families in residence not exceeding the number of dwelling units provided.

**~~Dwelling, Patio House:~~** ~~A single family detached or semi-detached unit. It is built on a small lot generally enclosed by walls which provide privacy. The term is synonymous with zero lot line dwellings.~~

**Dwelling, Quadruplex:** A single building on one (1) parcel of land that is designed, constructed, or reconstructed and used for four (4) separately contained dwelling units, ~~which are separated by common walls between the individual dwelling units.~~

**Dwelling, Single-Family, Detached:** A detached dwelling of 1 unit, other than a mobile home, designed for or occupied exclusively by one (1) family.

**~~Dwelling, Single-Family Attached:~~** ~~Two (2) attached single-family dwelling units on individual lots, joined by a single lot line but separated from the other by an unpierced wall extending from ground to roof.~~

**~~Dwelling, Townhome-House:~~** A series of three (3) to eight (8) single-family dwelling units, with each dwelling joined to at least one (1) other dwelling along a single lot line and separated from other attached dwellings in the series by an unpierced common wall from ground to roof. ~~attached one family dwelling units on separate lots which may or may not be a common roof and are separated from each other by common vertical walls.~~

**~~Dwelling, Two-Family or Duplex:~~** ~~A single building designed, constructed, and used for 2 dwelling units connected by a common wall.~~

**Dwelling, Triplex:** A single building on one (1) parcel of land that is designed, constructed, and used for three (3) separately contained dwelling units, ~~dwelling units which are separated by common walls between the individual dwelling units.~~

**Dwelling Unit:** A single unit providing completely independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

**~~Dwelling, Zero Lot Line:~~** ~~A zero lot line house is a single family detached unit which instead of being centered on a lot, is placed against at least one of the side lot lines. The term is synonymous with patio house.~~

**Floor Plan:** A graphic representation of the anticipated utilization of the floor area within a building or structure, typically drawn to scale and showing the dimensions and intended utilization of each room within the structure.

**Plot Plan:** A plan for an individual lot, typically drawn to scale and showing the actual measurements of said lot, the location of existing buildings on the lot, the size and location of new buildings or building additions to be erected on the lot, the location of the lot in relation to abutting streets, and other such information. Plot plans are considered to be less formal than formal site plans submitted under the applicable requirements of this Ordinance.

**Site Plan:** Formal plan submissions for site development activity (including new building, building additions, land disturbance, grading, etc.) that meet the minimum information, data, and technical standards of this Ordinance. Site plans are considered minor or major depending on the characteristics of the proposed development and are subject to the process requirements outlined in this Ordinance.

**Structure:** Anything constructed or erected, including canopies. Certain types of structures have more specific definitions within Article 10.b.1.

**Structure, Accessory:** A subordinate structure on the same lot as the principal or main building, structure, or use, and are occupied or devoted to a use incidental to the principal use.