Sumter City-County Planning Commission

October 28, 2026

OA-26-03, AC District Minimum Lot Width

I. THE REQUEST

Applicant: Sumter County

Request: Amend *Article 3.n.5.a* of the Sumter County Zoning & Development Standards Ordinance in order change the minimum required lot width in the Agricultural Conservation (AC) District from 60 ft. to 150 ft.

II. BACKGROUND

This Ordinance Amendment request is the result of County Council Land Use Subcommittee discussions regarding residential development impacts within the rural areas of the County. This amendment request, if approved, will increase the minimum lot width in the Agricultural Conservation (AC) district from 60 ft. to 150 ft. Consideration of this request is in conjunction with a separate Ordinance Amendment that allows for conservation subdivisions as an optional development type in the AC district.

Under current AC district requirements, new lots must have at least 60 ft. of lot width throughout the entirety of the lot. This requirement, in conjunction with the district 1-acre minimum lot size, has the potential to yield narrow and deep lots. For example, a new lot just meeting the minimum required lot width standards must have a lot depth of at least 726 ft. to meet the 1-acre AC district minimum lot size requirement. Such a scenario, especially as part of a grouping of similar lots under a proposed subdivision development plan, has an impact on rural character by allowing what appears to be higher density housing at the street or road level. This has been determined to have negative impact on rural areas within the County. To meet the long-term development policies within these areas of the County, establishment of a larger minimum lot width has been suggested.

Current AC district lot width requirements have been in effect since July 14, 2015, the effective date of a previous Ordinance Amendment (OA-15-05) that eliminated lot-with-to-depth ratio requirements for the AC district. Prior to this, new residential lots in the AC district were required to have a depth of no less than 1 and no more than 2.5 times the width of the lot. This standard led to a de-facto minimum lot width requirement of 132 ft. and de-facto lot depth requirement of 330 ft. to get to the required 1-acre minimum lot size.

For ordinance administration purposes, lot width is measured at the required front building line (i.e., front setback line) pursuant to the "lot width" definition in *Article 10* of Sumter County Zoning & Development Standards Ordinance (the "Zoning Ordinance"). No other changes to AC district lot dimensional requirements are proposed at this time. As such, the following is applicable for lots in the AC district under this proposal:

1. Lots must have at least 60 ft. of frontage on a public road. **(existing)**
2. Lots have must have at least 150 ft. of width at the front building line. **(proposed)**
3. Lots shall have no less than 60 ft. of lot width throughout the parcel. **(existing)**

It is important to note that this proposed ordinance amendment will not impact previously approved major or minor subdivision approvals that are subject to vested rights protections under the Zoning Ordinance and state law.

Proposed Text Amendment

A strike-through of the proposed text amendment is attached as Exhibit 1.

III. STAFF RECOMMENDATION

Staff finds the proposed Ordinance Amendment is in alignment with the recommendations of the County Council Land Use Subcommittee.

IV. PLANNING COMMISSION – October 28, 2026

Exhibit 1

OA-26-03, AC District Minimum Lot Width

Ordinance Amendment

Strike-Thru

Amend Article 3.n.5.a: Development Standards, as follows

3.n.5. Development Standards: Refer to *Article 3.r* for supplementary development standards within the Density Dispersion Zone as established in the Airfield Compatibility Districts. Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the AC District:

a. Lot Requirement (Minimum)

Width: ~~60 ft.~~ 150 ft.

Depth: N/A

Lot Area: 1.0 acre