

ARTICLE TWO
ESTABLISHMENT OF ZONING DISTRICTS AND MAPS

SECTION A: ZONING DISTRICTS

2.a.1. Zoning and Development Districts Established: In order to implement the Comprehensive Plan, Sumter County has hereby established the following zoning and development districts:

a. Residential Districts Shall be Identified as Follows:	<u>Map Symbols</u>
Large Lot Single-Family Residential District	R-15
Medium Lot Single-Family Residential District	R-9
Small Lot Residential District	R-6
General Residential District	GR
Residential Multi-Family District	RMF
b. Non-Residential Districts:	
Professional Office District	PO
Neighborhood Commercial District	NC
Limited Commercial District	LC
General Commercial District	GC
Central Business District	CBD
Light Industrial-Warehouse District	LI-W
Heavy Industrial District	HI
Conservation-Preservation District	CP
Agricultural Conservation District	AC
c. Special Purpose Districts:	
Airfield Compatibility District	APZ/DNL/NA/DDZ
Range Compatibility Districts	DNL/NA
Planned Development District	PD
d. Overlay Districts:	
Highway Corridor Protection District	HCPD
Airport Overlay District	AP

2.a.2. Free-Standing Zoning Areas: Free-standing zoning areas are areas where common types of zoning are contiguous. Those common types include Commercial (GC, LC, NC, and PO), Industrial (HI and LI), Residential (R-15, R-9, R-6, GR, and RMF), Planned Development (PD), Agricultural (AC), and Conservation Preservation (CP).

- a) The minimum area required to establish a free-standing zoning area is 2.0 acres, with following exceptions:

1. The minimum area required to establish a free-standing zoning area consisting entirely of land within the Neighborhood Commercial (NC) District is 1.5 acres.

SECTION B: ZONING DISTRICT BOUNDARIES AND THE OFFICIAL MAP(S)

2.b.1. Official Zoning & Development Standards Map(s): The boundaries of the zoning districts are shown on a map(s) entitled “Official Zoning and Development Standards Map(s), Sumter County, South Carolina, which together with all explanatory matter is adopted by reference and declared to be a part of this Ordinance. The Official Zoning and Development Standards Map for Sumter County shall be identified by the signature of the Chairperson of the Sumter County Council, and attested to by the Clerk of County Council. The Official Zoning and Development Standards Map(s) shall record the original date of adoption with each revision so noted on the Map(s).

- a. Regardless of the existence of the purported copies of the Official Zoning and Development Standards Map(s) which may from time to time be made, sold, or published, or the FIRM Boundary Maps, the Official Map(s) shall be located in the Clerk of Council’s Office for Sumter County, and the offices of the Sumter City-County Planning Commission. The Official Zoning and Development Standards Map(s) for Sumter County shall be the final authority as to the current zoning status of the lands, water areas, buildings, and other structures in Sumter County.

2.b.2. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Sumter County, South Carolina, (Unincorporated Areas): Referenced as Community Panel Numbers 450184 0001-0004 Map Revised December 18, 1981, and Community Panel Numbers 450182 0025-0275 Effective Date: January 5, 1989, are hereby adopted for use in the implementation of this Ordinance. Future revisions are adopted as published and become effective on map date or as soon as received, whichever is later.

2.b.3. Interpretations of the Boundaries on the Official Map(s): Where boundaries of districts are shown on the official Zoning and Development Standards Map(s) or the FIRM maps, the following rules shall apply:

- a. Boundaries indicated as approximately following the center line of streets, highways, or roads, shall be construed to follow such center lines;
- b. Boundaries indicated as approximately following platted lot lines shall be construed as following platted lot lines;
- c. Boundaries indicated as approximately following political boundaries shall be construed as following such lines;
- d. Boundaries indicated approximately as parallel to or extension of features in the above-mentioned items shall be so construed;

- e. Boundaries indicated as following approximately the centerline of waterways, creeks, ditches, shall be construed as following such lines;
- f. Distances not specifically indicated on the Official Zoning and Development Standards Map(s) shall be determined by the scale of the Map(s);
- g. Where physical or cultural features existing on the ground are at a variance with those shown on the Official Zoning and Development Standards Map(s), or other circumstances covered in the above-mentioned items, the Sumter City-County Zoning Board of Appeals shall interpret the district boundaries;

2.b.4. Amendments to the Official Zoning & Development Standards Map(s): If, in accordance with the provisions of this Ordinance and *S.C. Code 6-29-720*, changes are made in district boundaries or other matters portrayed on the Official Zoning and Development Standards Map(s), such changes shall be entered on the Map(s) promptly after the amendments have been made by the Sumter County Council. No amendments to this Ordinance which involve matters portrayed on the Map(s) shall become effective until after such changes have been made on the said Map(s).

2.b.5. Annexation Zoning: All territory which may hereafter be granted or annexed to the City of Sumter shall be classified automatically in the zoning which it was previously zoned in the unincorporated portion of Sumter County. However, the applicant or owner of said property, and/or the Sumter City Council, may designate a zoning district which is compatible with existing surrounding land uses and supports the Comprehensive Plan, at the time of annexation. Such changes in zoning which emerge with annexation of property into the City must be accompanied with a recommendation from the Sumter City-County Planning Commission.