# *ARTICLE TWO*
# *ESTABLISHMENT OF ZONING DISTRICTS AND MAPS*

## SECTION A: ZONING DISTRICTS

**2.a.1.** In order to implement the Sumter City-County 2020 Comprehensive Plan, the City and County of Sumter is hereby divided into the following zoning and development districts:

a. **Residential Districts Shall be Identified as Follows:**   **Map Symbols**

| | |
|---|---|
| Single-Family Residential District | R-15 |
| Single-Family Residential District | R-9 |
| 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 and Wholesale District | LI-W |
| Heavy Industrial District | HI |
| Conservation-Preservation District | CP |
| Agricultural Conservation District | AC |

c. **Special Purpose Districts:**

| | |
|---|---|
| Airfield Compatibility District | APZ/DNL |
| Planned Development | PD |

d. **Overlay Districts:**

| | |
|---|---|
| Hampton Park Design Review District | HP |
| Downtown Historic Preservation District | DT |

**2.a.2**. The minimum area of any free-standing zoning area will be 2 acres. 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) City and (HI, LI, and M-U-I) County, Residential (R-15, R-9, R-6, GR, and MFR), Planned Development, Agricultural (AC and AC-10), and Conservation Preservation.

## 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), City of Sumter, South Carolina, or 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 the City of Sumter shall be identified by the signature of the Mayor of the City of Sumter, and attested to by the City Clerk. Likewise the Official Zoning and Development Standards Map for the County of Sumter 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 Councils offices for the City and County of Sumter, and the offices of the Sumter City-County Planning Commission. The Official Zoning and Development Standards Map(s) for the City and/or County of Sumter shall be the final authority as to the current zoning status of the lands, water areas, buildings, and other structures in the City and County of Sumter.

**2.b.2**. **Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) City of Sumter, South Carolina, and, Sumter County, South Carolina, (Unincorporated Areas):** Referenced as Community-Panel Numbers 450184 001-0004 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 in 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 Board of Zoning 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. 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 City and/or County Councils. 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.