

Welcome!



PRIMARY GOALS OF THE CITY OF SUMTER UDO UPDATE:

- Implement the City’s long-range vision. Align zoning and subdivision standards with the Comprehensive Plan and Small Area Plans (use the plan’s official name/year on the board).
- Update development & design standards. Refresh allowed uses, dimensional standards, site design, landscaping/buffers, parking, and signage so they reflect today’s needs.
- Make the code user-friendly. Create a clear, graphic-rich, easy-to-navigate ordinance for residents, businesses, and developers.
- Modernize & clarify criteria. Replace outdated provisions with objective, predictable standards that are straightforward to apply.
- Streamline processes. Match review steps to the level of decision, reduce unnecessary complexity, and clarify roles and timelines.
- Strengthen enforcement & consistency. Use measurable standards to reduce subjectivity and improve fairness and compliance.

FREQUENTLY ASKED QUESTIONS

1. What is Zoning?
Zoning is a land use control that regulates the development standards of a property. Development standards typically include: uses allowed on the property, lot sizes, setbacks, building/structure heights, and density – density is typically represented at dwelling unit per acre (DU/A).

2. What land area does the UDO regulate?
The City of Sumter’s Unified Development Ordinance (UDO) applies only to properties inside the City limits as shown on the official Zoning Map.

3. Does my zoning district affect my taxes?
No. Zoning controls how property may be used and developed, but it does not determine property taxes or the tax rate.

4. Why is the City updating its UDO?

- Sumter is growing, and some standards haven’t kept pace. Updating the UDO lets the City: modernize and clarify rules,
- Align with current state/federal law, and
- Reflect best practices for zoning and subdivision—making the code more user-friendly for residents, businesses, and developers.

5. How does the UDO relate to the City’s long-range plan?
The City’s Comprehensive Plan and Future Land Use Map set the community’s vision. The UDO is the tool that implements that vision, turning goals and policies into clear, on-the-ground standards.

6. Will my zoning change with the new UDO? What about previous approvals?
No rezoning is proposed as part of this UDO update. Existing, lawfully granted approvals and entitlements remain in effect.



PERMITTED USES																	
Key: P = Permitted Use; C = Conditional Use; S = Special Exemption or Exception	Section	Single-Family Residential (R-15)	Single-Family Residential (R-9)	Single-Family Residential (R-6)	General Residential (GR)	Residential Multi-Family (RMF)	Professional Office (PO)	Neighborhood Commercial (NC)	Limited Commercial (LC)	General Commercial (GC)	Downtown Core (DTC)	Parks and Institutional General (IG)	Downtown Transitional District (DTT)	Light-Industrial-Warehouse (LI-W)	Heavy Industrial (HI)	Agricultural Conservation (AC)	Conservation Preservation (CP)
		Agricultural Uses															
Crop Production	B.15.1(A)	P	P	P	P	P	C	C	C	C				P	P	P	P
Livestock	B.15.1(B)			P	P	P	C	C	C	C				S	S	P	P
Breeding and raising stock for sale	B.15.1(C)									S				S	S	S	
Forestry and Logging	B.15.1(D)													P	P	P	P
Nursery, Plant	B.15.1(E)									P				P		C	
Farming	B.15.1(F)	P														P	P
Residential Uses																	
Single Family Detached Dwelling	B.15.2(A)	P	P	P	P	C											
Single Family Attached Dwelling	B.15.2(B)		C	P	P	C										P	P

Key: P = Permitted Use; C = Conditional Use; S = Special Exemption or Exception	Section	Single-Family Residential (R-15)	Single-Family Residential (R-9)	Single-Family Residential (R-6)	General Residential (GR)	Residential Multi-Family (RMF)	Professional Office (PO)	Neighborhood Commercial (NC)	Limited Commercial (LC)	General Commercial (GC)	Downtown Core (DTC)	Parks and Institutional General (IG)	Downtown Transitional District (DTT)	Light-Industrial-Warehouse (LI-W)	Heavy Industrial (HI)	Agricultural Conservation (AC)	Conservation Preservation (CP)
		Public and Institutional Uses															
Townhouse	B.13.2(C)		C	P	P	C											
Duplex Dwelling	B.13.2(D)			P	P	C											
Triplex and Quadplex Dwelling	B.13.2(E)			C	C	C	C	C	C	C							
Multi-Family Dwelling	B.13.2(F)				P	P	C	C	C	C	P	P					
Manufactured Home	B.13.2(G)				P												
Manufactured Home Park	B.13.2(H)				C					C							
Group Living	B.13.2(I)	P	P	P	P	P		C	C	C		S					
Post Office	B.13.3(A)					C	P	P	P	P	P	P	P	P	P	P	
Elementary Schools	B.13.3(B)	C	C	C	C	C	C	C	C	C		S	P			C	
Secondary Schools	B.13.3(C)	C	C			C	C	C	C	C		S	P			C	
Higher Education (College, Junior College, University, Technical)	B.13.3(D)		C	C	C	C		C	C	C		P	P			C	

Key: P = Permitted Use; C = Conditional Use; S = Special Exemption or Exception	Section	Single-Family Residential (R-15)	Single-Family Residential (R-9)	Single-Family Residential (R-6)	General Residential (GR)	Residential Multi-Family (RMF)	Professional Office (PO)	Neighborhood Commercial (NC)	Limited Commercial (LC)	General Commercial (GC)	Downtown Core (DTC)	Parks and Institutional General (IG)	Downtown Transitional District (DTT)	Light-Industrial-Warehouse (LI-W)	Heavy Industrial (HI)	Agricultural Conservation (AC)	Conservation Preservation (CP)
		Commercial Retail Uses															
Other Educational Facilities	B.13.3(E)							C	C	C	P	P	P			C	
Cemeteries	B.13.3(F)		C	C*	C*		C		P	P				C	P	P	P
Religious Institutions	B.13.3(G)	C	C	C	C	C	P	P	P	P	P	P	P	C	P	C	
Cultural, Library and Museum Facility	B.13.3(H)			C	C		P		P	P	P			C			
Government Offices	B.13.3(I)		C	C	C	C	P	P	P	P	P			C	P	C	
Public Safety	B.13.3(J)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional Facility	B.13.3(K)								S	S				S	S	S	
Animal Kennels	B.13.4(A)							C	C	S				S	S	S	
Vehicle Sales and Rental Services	B.13.4(B)									P	P			C			
General Equipment Rental Services	B.13.4(C)									P							
Bar/Tavern/Night Club	B.13.4(D)							C	C	P	P	S					
Bed and Breakfast	B.13.4(E)	S	S	S	S			C	C	C	C		P	P			

Key: P = Permitted Use; C = Conditional Use; S = Special Exemption or Exception	Section	Single-Family Residential (R-15)	Single-Family Residential (R-9)	Single-Family Residential (R-6)	General Residential (GR)	Residential Multi-Family (RMF)	Professional Office (PO)	Neighborhood Commercial (NC)	Limited Commercial (LC)	General Commercial (GC)	Downtown Core (DTC)	Parks and Institutional General (IG)	Downtown Transitional District (DTT)	Light-Industrial-Warehouse (LI-W)	Heavy Industrial (HI)	Agricultural Conservation (AC)	Conservation Preservation (CP)
		Commercial Retail Uses															
Broadcast Facility	B.13.4(F)				S	S	P	P	P	P	P			P	P	P	P
Convenience Store w/ Fuel Sales	B.13.4(G)							C	C	P			P	C	C		
Convenience Store w/o Fuel Sales	B.13.4(H)								C	C			P	C	C		
Crematorium	B.13.4(I)													C	P		
Funeral Home w/ Crematorium	B.13.4(J)							C		P	P		P	C	P		
Funeral Home w/o Crematorium	B.13.4(K)							C		P	P		P	C	P		
Grocery	B.13.4(L)							P	P	P	P	P	P	P	C	C	
Hotel/Motel	B.13.4(M)							C	C	C	P	C		P	C		
Liquor Store	B.13.4(N)							S	S	S	S		P	S			
Major Vehicle Service	B.13.4(O)									C				C	P		
Minor Vehicle Service and Vehicle Part Sales	B.13.4(P)									C	P	C		C	P		
Motor Vehicle Fuel Dealers	B.13.4(Q)									P				C	P		

Key: P = Permitted Use; C = Conditional Use; S = Special Exception	Section	Single-Family Residential (R-15)	Single-Family Residential (R-9)	Single-Family Residential (R-6)	General Residential (GR)	Residential Multi-Family (RMF)	Professional Office (PO)	Neighborhood Commercial (NC)	Limited Commercial (LC)	General Commercial (GC)	Downtown Core (DTC)	Parks and Institutional General (IG)	Downtown Transitional District (DTT)	Light-Industrial-Warehouse (LI-W)	Heavy Industrial (HI)	Agricultural Conservation (AC)	Conservation Preservation (CP)
		Outdoor Storage	B.13.4(R)													C	P
Pawn Shop	B.13.4(S)									P				C			
Private Clubs	B.13.4(T)						S	S	S	S	S		S				
Restaurant, Full service	B.13.4(U)						C	P	P	P	P	P	P	P	C		
Restaurant, Fast Casual	B.13.4(V)								C	P	P		P	C			
Restaurant, w/ Drive Through	B.13.4(W)								C	P			P				
Sexually Oriented Business	B.13.4(X)										S		S	S			
Special Events Facilities	B.13.4(Y)								C	C	C			C		C	
Towing Service	B.13.4(Z)									P	C			C	C		
Tobacco Shop, Class 1	B.13.4(AA)												S				
Tobacco Shop, Class 2	B.13.4(BB)												S				
Retail, Neighborhood (Maximum 5,000 sq. ft)	B.13.4(CC)									P	P	P	P	P			

Key: P = Permitted Use; C = Conditional Use; S = Special Exemption or Exception	Section	Single-Family Residential (R-15)	Single-Family Residential (R-9)	Single-Family Residential (R-6)	General Residential (GR)	Residential Multi-Family (RMF)	Professional Office (PO)	Neighborhood Commercial (NC)	Limited Commercial (LC)	General Commercial (GC)	Downtown Core (DTC)	Parks and Institutional General (IG)	Downtown Transitional District (DTT)	Light-Industrial-Warehouse (LI-W)	Heavy Industrial (HI)	Agricultural Conservation (AC)	Conservation Preservation (CP)
		Recycling and Waste Related Services	B.13.5(J)														
Salvage Yards	B.13.5(K)															C	
Self-Storage Facilities	B.13.5(L)								C	C				P	P		
Solar Farms	B.13.5(M)													P	P		
Warehouse/Distribution	B.13.5(N)													P	P		
Personal Services Uses																	
Bank/Financial Institution	B.13.6(A)						P	P	P	P	P		P	C			
Car Wash	B.13.6(B)								C	P							
Daycare (Adult and Child), Less than 6	B.13.6(C)												S				
Daycare (Adult and Child), More than 6	B.13.6(D)												S				
Dry Cleaning	B.13.6(E)							P	P	P	P		P	P	P		

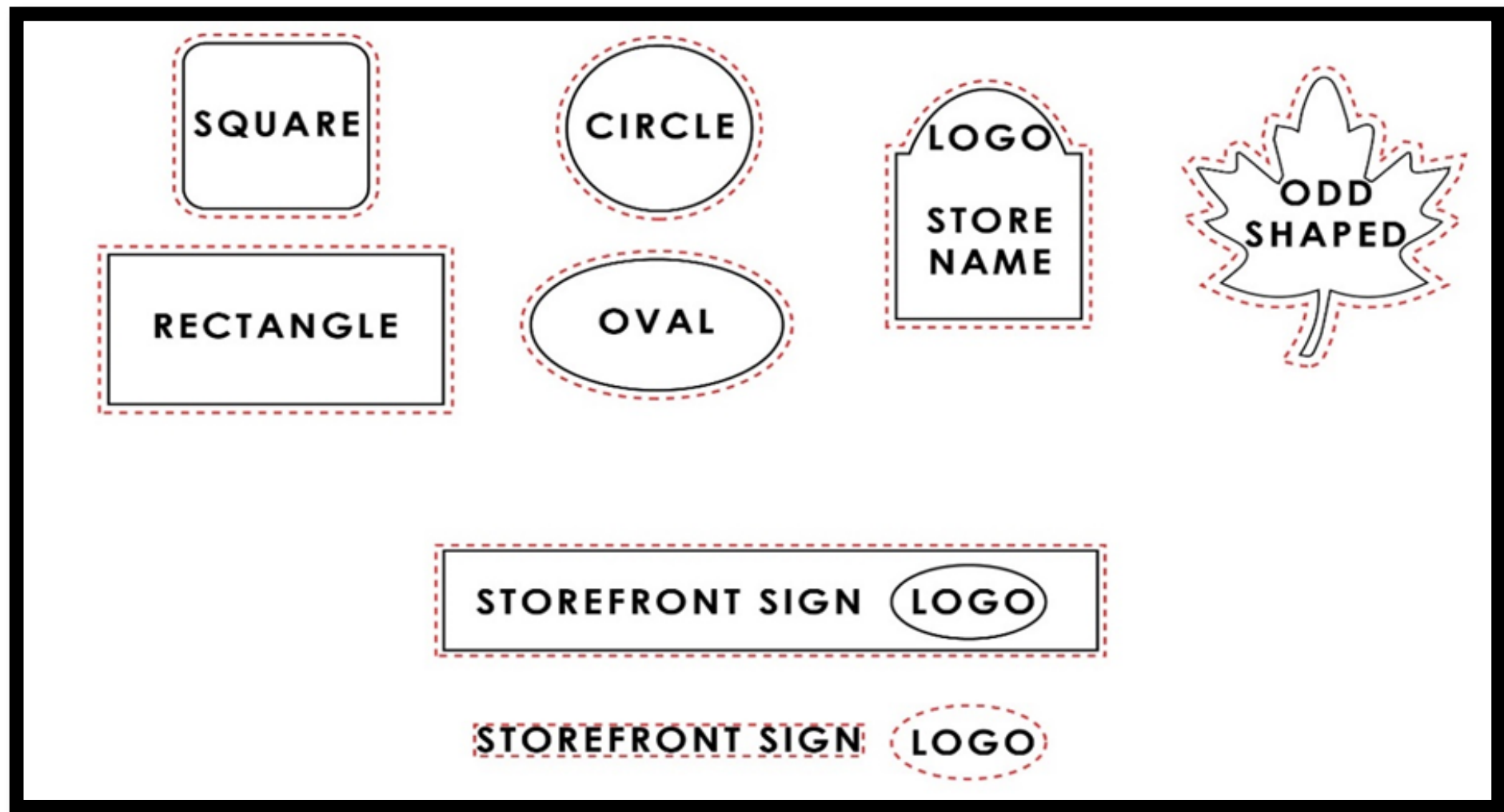
Key: P = Permitted Use; C = Conditional Use; S = Special Exemption or Exception	Section	Single-Family Residential (R-15)	Single-Family Residential (R-9)	Single-Family Residential (R-6)	General Residential (GR)	Residential Multi-Family (RMF)	Professional Office (PO)	Neighborhood Commercial (NC)	Limited Commercial (LC)	General Commercial (GC)	Downtown Core (DTC)	Parks and Institutional General (IG)	Downtown Transitional District (DTT)	Light-Industrial-Warehouse (LI-W)	Heavy Industrial (HI)	Agricultural Conservation (AC)	Conservation Preservation (CP)
		Retail, General (Maximum 20,000 sq. ft)	B.13.4(DD)									P	P		P		
Retail, Big Box (Above 20,000 sq. ft)	B.13.4(EE)									C	P		P				
Wholesale Trade	B.13.4(FF)													P	P		
Extended Stays	B.13.4(GG)						C	C	C	P	C		P	C			
BYOB Establishment	B.13.4(HH)						S	S	S	S	S		S	S			
Industrial and Manufacturing Uses																	
Artisanal Manufacturing	B.13.5(A)													P	P		
Brewery	B.13.5(B)									S	P			S	S		
Brewery, Micro	B.13.5(C)									S	P			S	S		
Distillery	B.13.5(D)									S				S	S		
Distillery, Micro	B.13.5(E)									S				S	S		
Flex Facility	B.13.5(F)													P	P		
Industrial- Light	B.13.5(G)													P	P		
Industrial- Heavy	B.13.5(H)														P		
Manufacturing	B.15.5(I)													C	P		

Key: P = Permitted Use; C = Conditional Use; S = Special Exemption or Exception	Section	Single-Family Residential (R-15)	Single-Family Residential (R-9)	Single-Family Residential (R-6)	General Residential (GR)	Residential Multi-Family (RMF)	Professional Office (PO)	Neighborhood Commercial (NC)	Limited Commercial (LC)	General Commercial (GC)	Downtown Core (DTC)	Parks and Institutional General (IG)	Downtown Transitional District (DTT)	Light-Industrial-Warehouse (LI-W)	Heavy Industrial (HI)	Agricultural Conservation (AC)	Conservation Preservation (CP)
		Spa, Day	B.13.6(F)						P	P	P	P	P		P		
Tattoo Parlor	B.15.6(G)									S				S	S		
Personal Services	B.13.6(H)						P	P	P	P	P		P	C			
Professional Office	B.13.6(I)						P	P	P	P	P	P	P				
Medical and Office Uses																	
Animal Care (includes urgent and vet services)	B.13.7(A)						C		P	P				P		P	
Bail Bonding	B.13.7(B)									P				P			
Hospital	B.13.7(C)									P	P	P		C			
Medical/Dental Facility	B.13.7(D)						P	C	P	P	P			C			
Professional Office	B.13.7(E)						P	P	P	P	P		P	P			
Rehabilitative and Mental Health Facility	B.13.7(F)						P		C	C			P				
Urgent Care	B.13.7(G)							C	P	P		S		C			

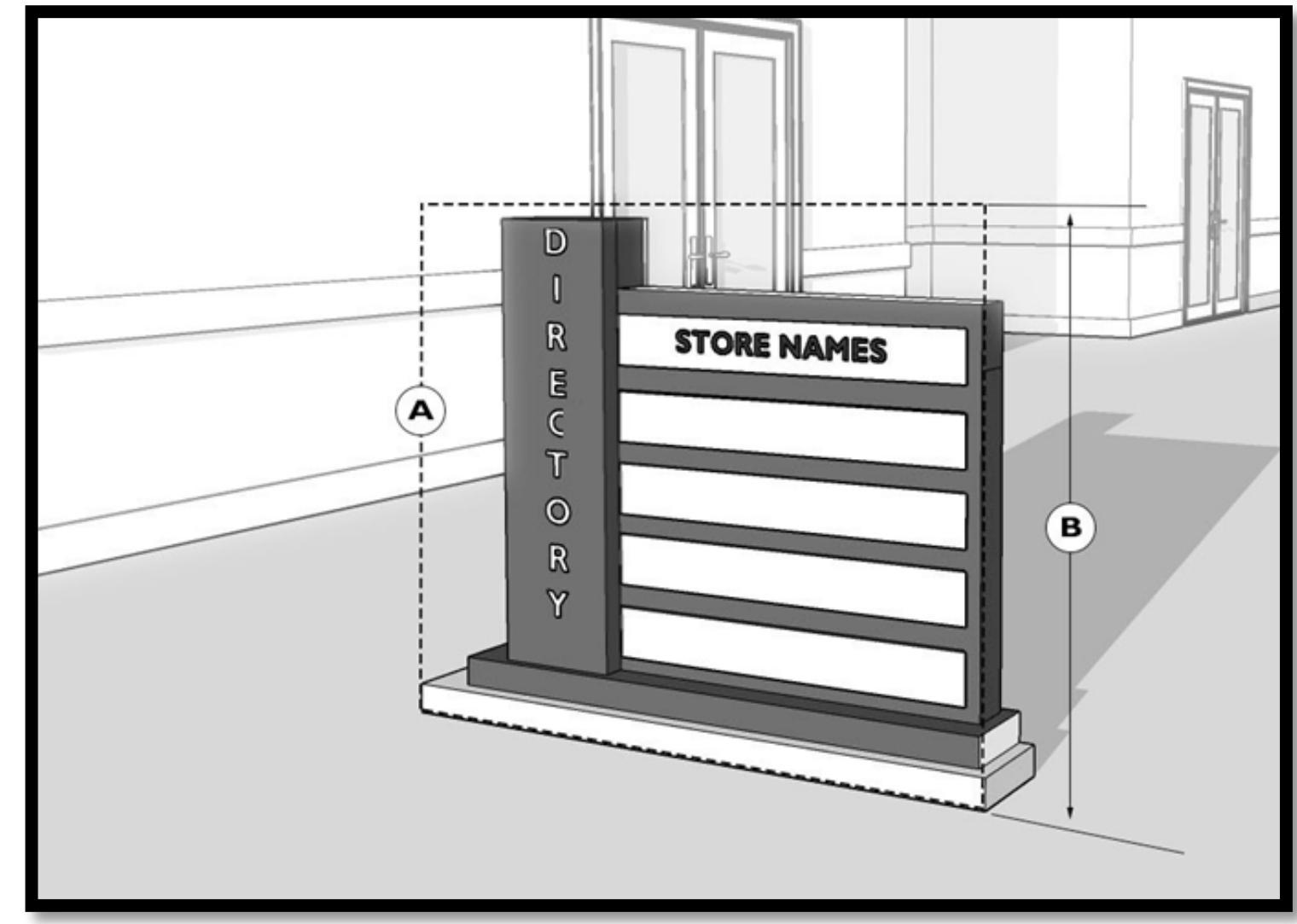
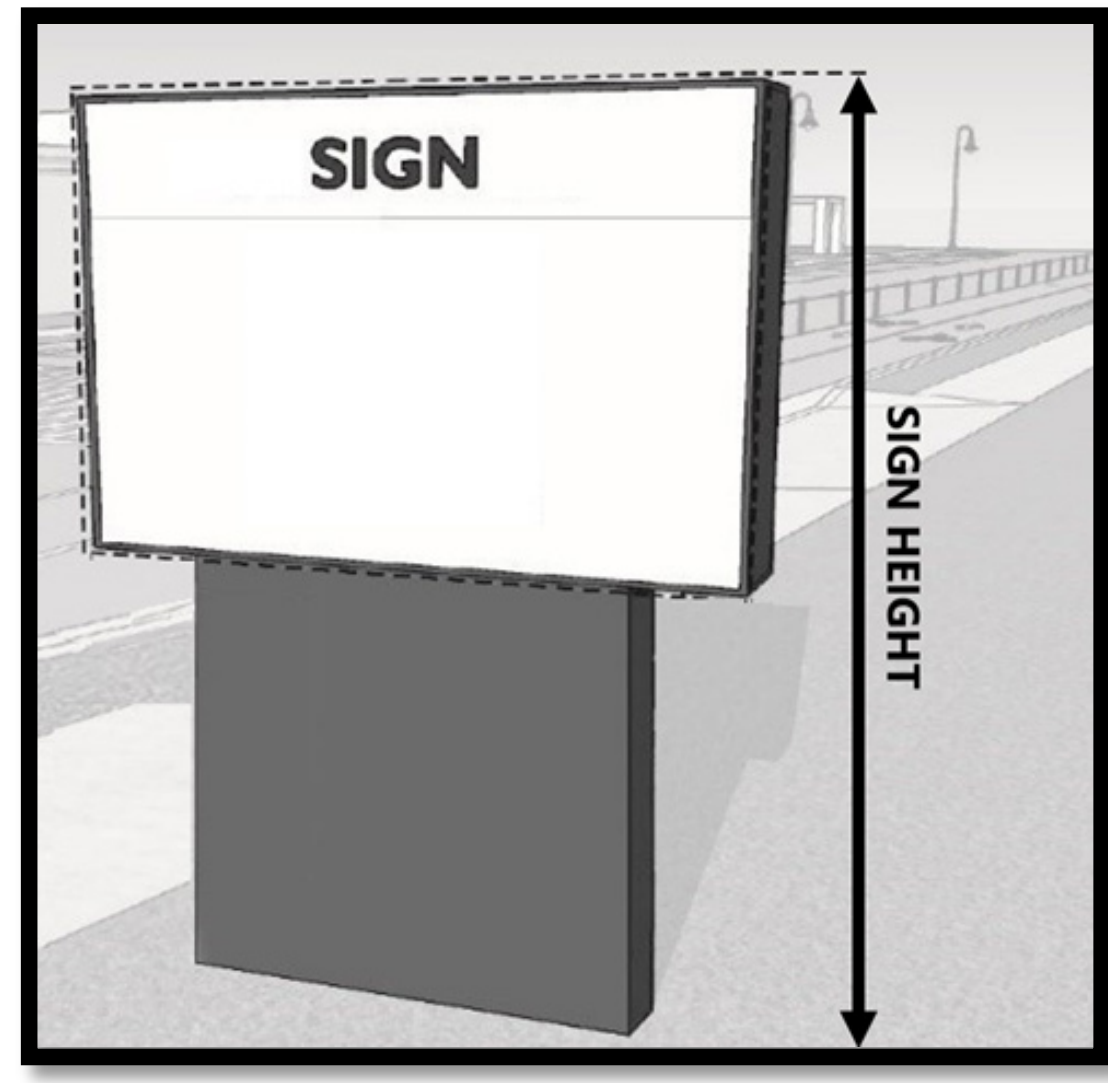
Key: P = Permitted Use; C = Conditional Use; S = Special Exemption or Exception		Section															
		Single-Family Residential (R-15)	Single-Family Residential (R-9)	Single-Family Residential (R-6)	General Residential (GR)	Residential Multi-Family (RMF)	Professional Office (PO)	Neighborhood Commercial (NC)	Limited Commercial (LC)	General Commercial (GC)	Downtown Core (DTC)	Parks and Institutional General (IG)	Downtown Transitional District (DTT)	Light-Industrial-Warehouse (LI-W)	Heavy Industrial (HI)	Agricultural Conservation (AC)	Conservation Preservation (CP)
Recreation/Open Space + Entertainment Uses																	
Sports Fields	B.13.8(A)	C	C	C	C	P	P					P					
Amusement/Theme Parks	B.15.8(B)							S	S	S	S			S			
Golf Courses	B.13.8(C)	C	C	C	C					P	C	P		P		C	
Driving Range	B.13.8(D)	C	C	C	C					P	C	P		P		C	
Motor Vehicle Race Track	B.13.8(E)									S				S			
Outdoor Concert Venues	B.13.8(F)																
Parks, Public	B.13.8(G)	P	P	P	P	P	P	P	P	P	P	P	P			C	C
RV Parks/Recreation Camping Facilities	B.13.8(H)															C	C
Shooting Ranges (Indoor)	B.13.8(I)									S		P		S	S	S	
Botanical Garden	B.13.8(J)	C	C	C	C		P		P	P	P			C		P	
Zoo	B.13.8(K)	C	C	C	C		P		P	P	P			C		P	

Key: P = Permitted Use; C = Conditional Use; S = Special Exemption or Exception		Section															
		Single-Family Residential (R-15)	Single-Family Residential (R-9)	Single-Family Residential (R-6)	General Residential (GR)	Residential Multi-Family (RMF)	Professional Office (PO)	Neighborhood Commercial (NC)	Limited Commercial (LC)	General Commercial (GC)	Downtown Core (DTC)	Parks and Institutional General (IG)	Downtown Transitional District (DTT)	Light-Industrial-Warehouse (LI-W)	Heavy Industrial (HI)	Agricultural Conservation (AC)	Conservation Preservation (CP)
Transportation and Infrastructure Uses																	
Airport	B.13.9(A)																
Wireless Communication Towers	B.13.9(B)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Transportation Terminals	B.13.9(C)							P	P	P	P			P			
Utility Facilities, Government	B.13.9(D)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parking Lots and Structures	B.13.9(E)						P	P	P	P	C	P	S	P	P		

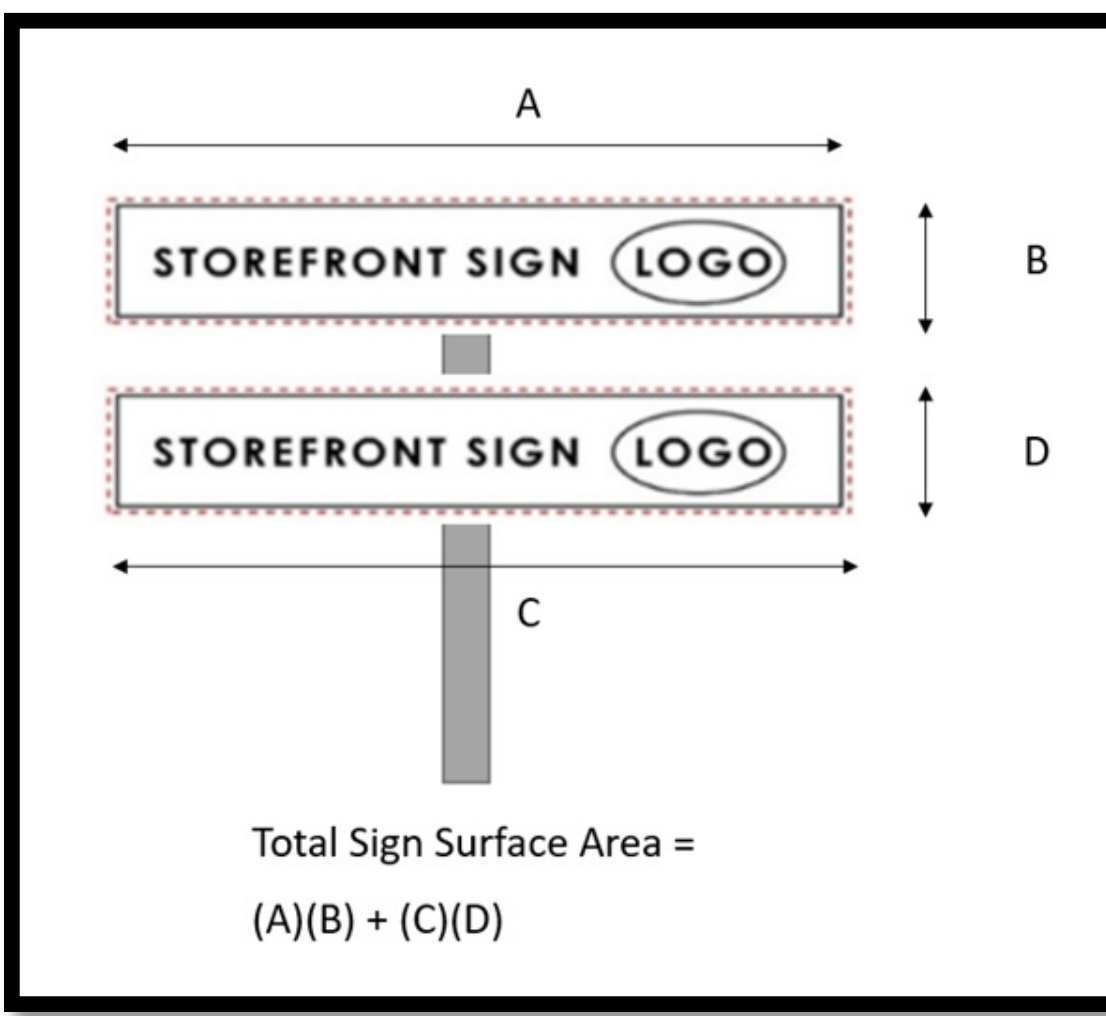
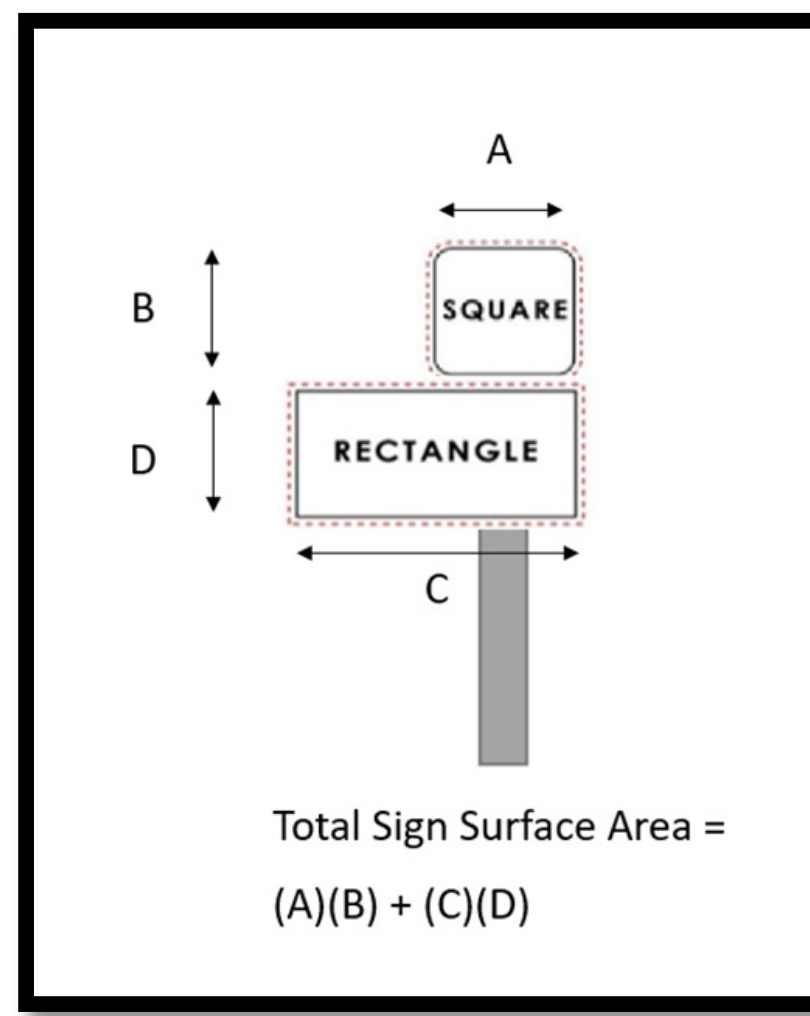
Sign Area



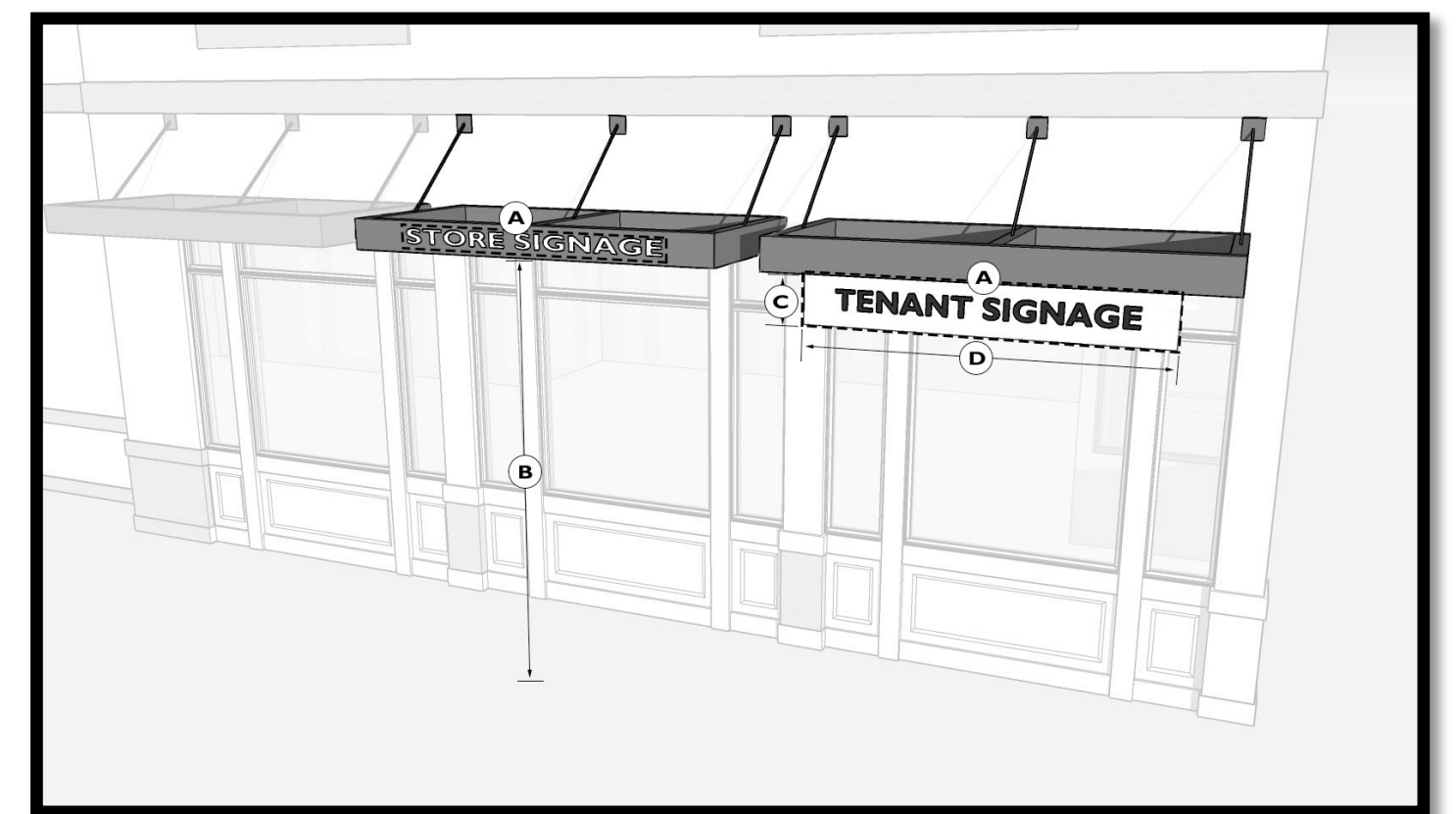
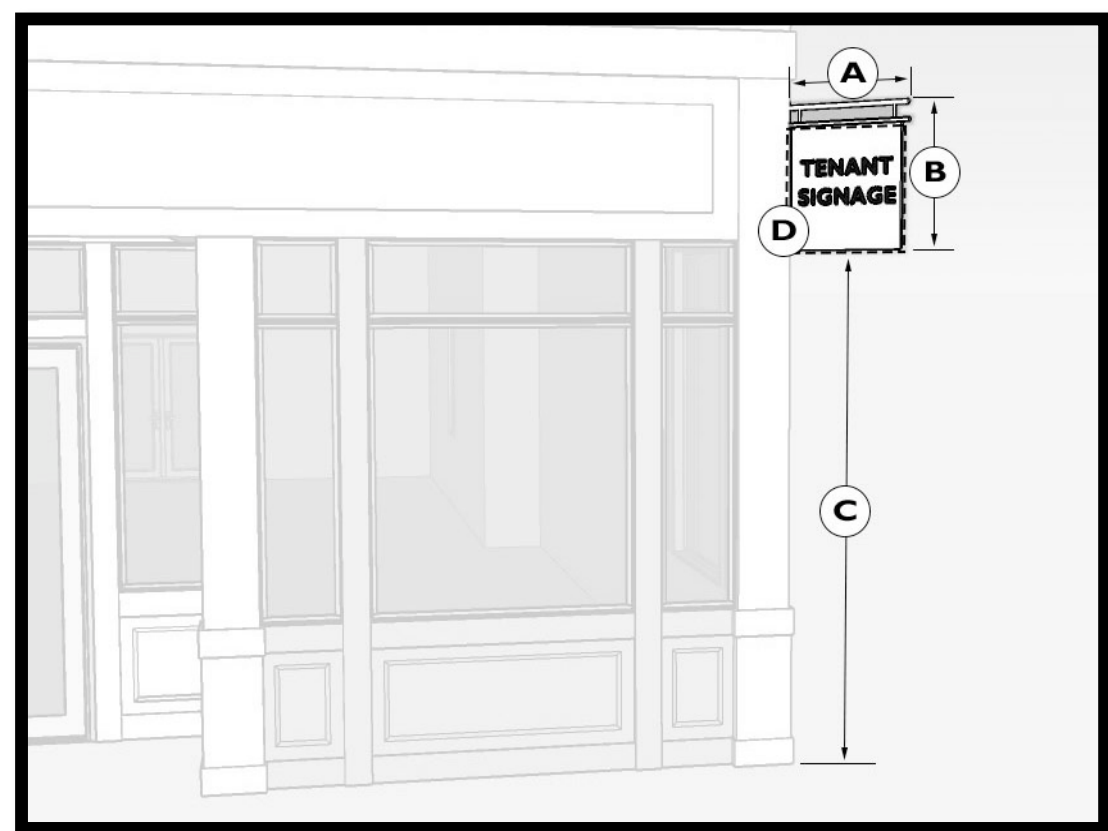
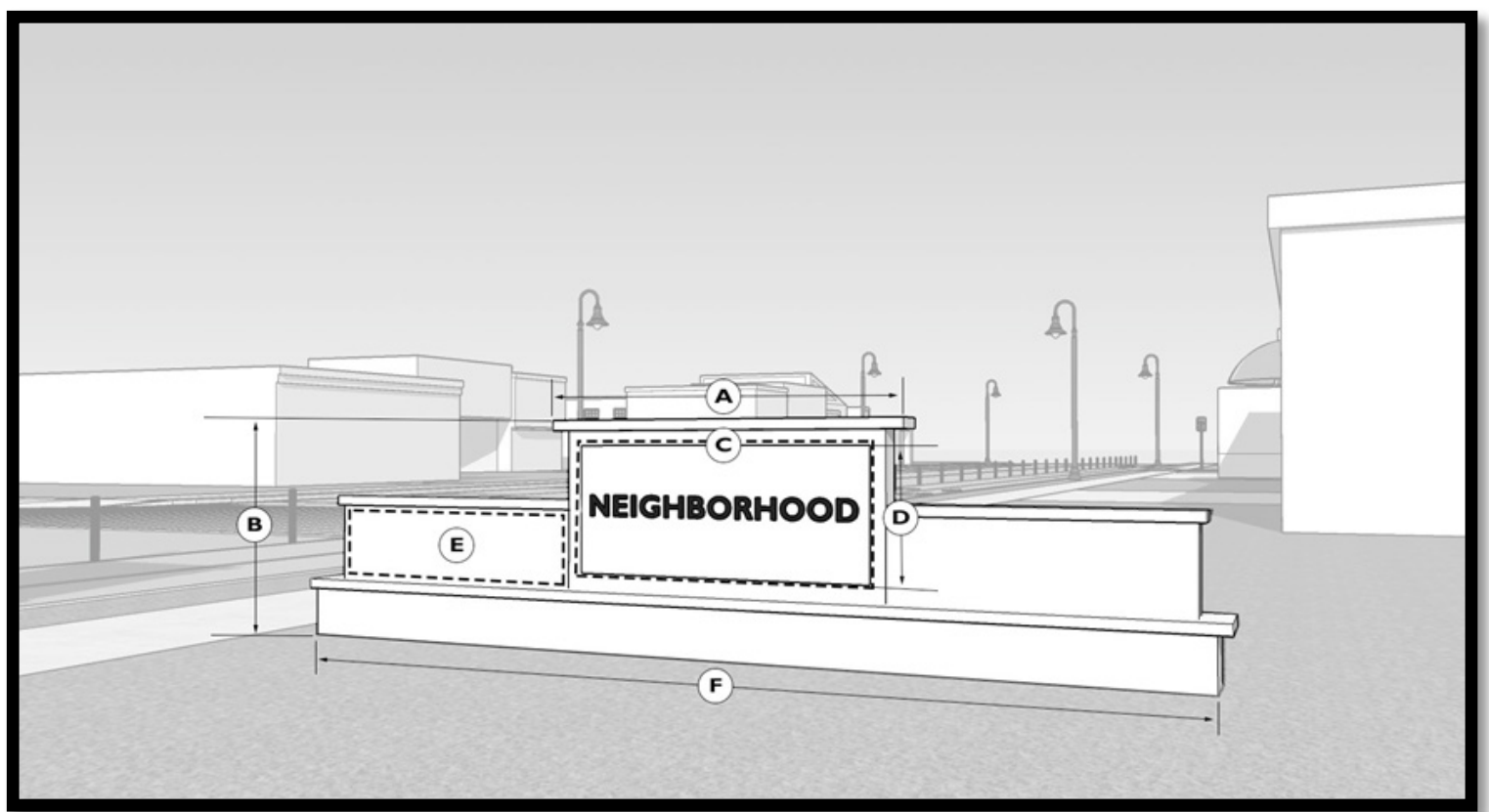
Sign Height Illustration



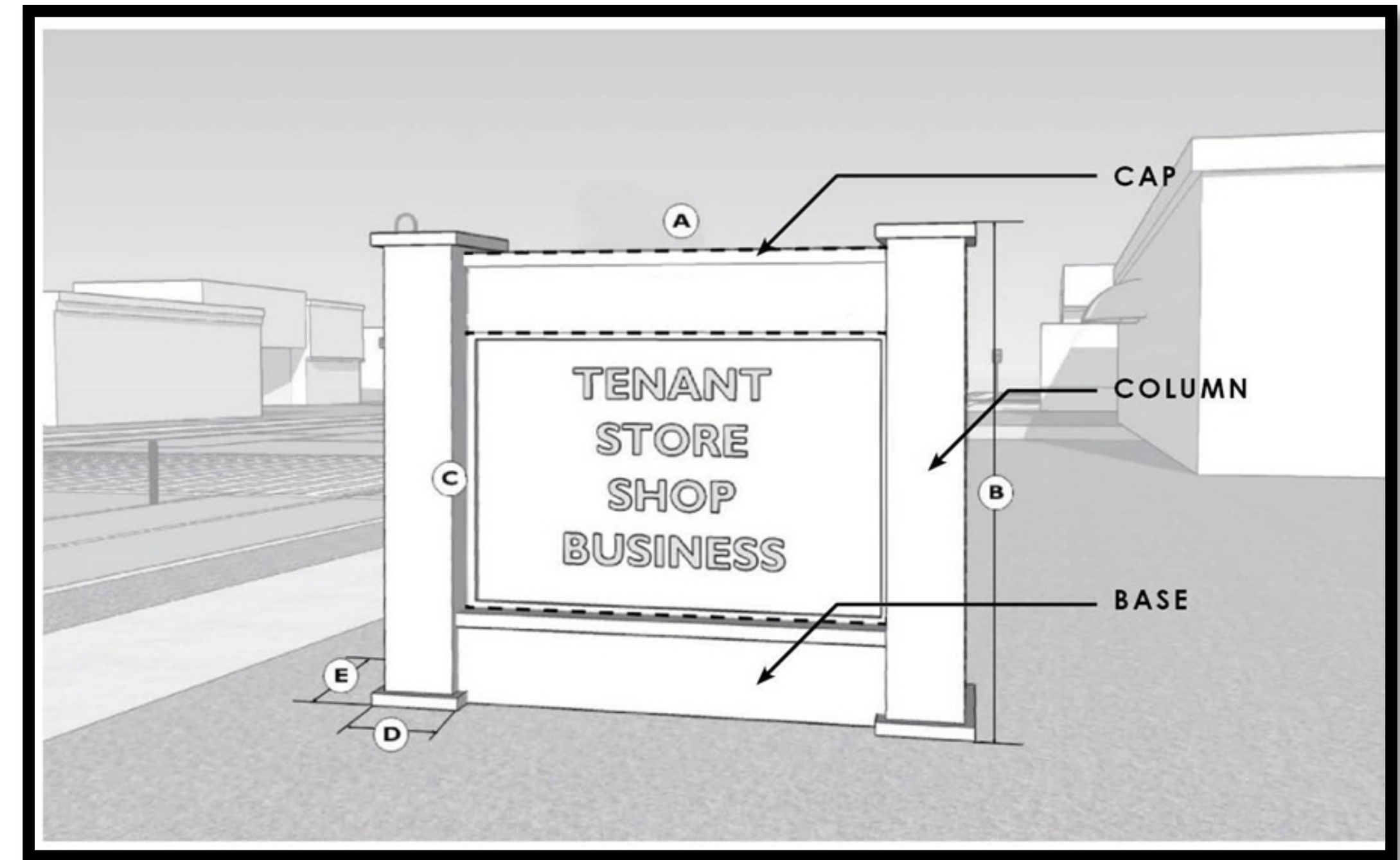
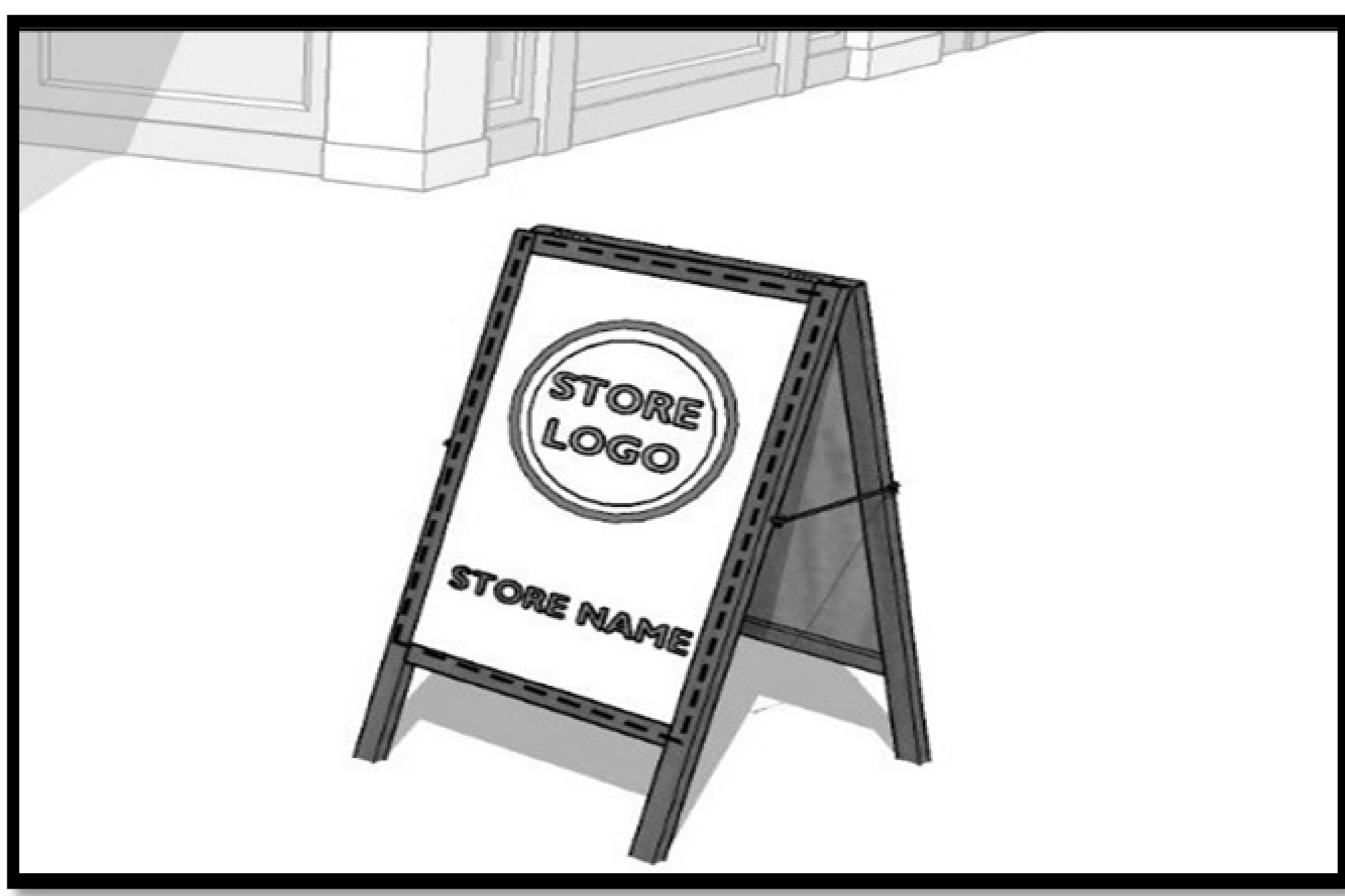
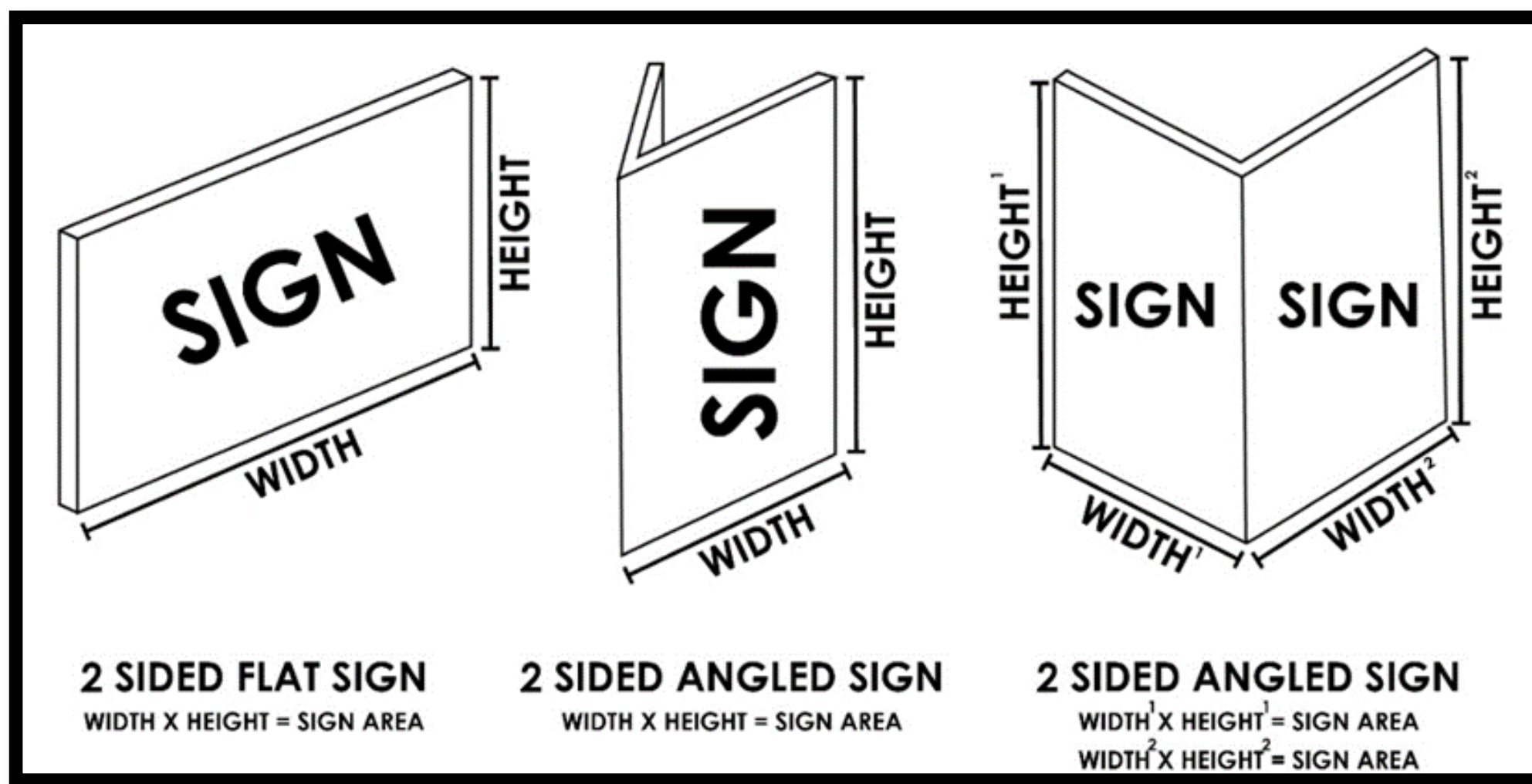
Sign Area Calculation for Multiple Signs on Single Pole Illustration



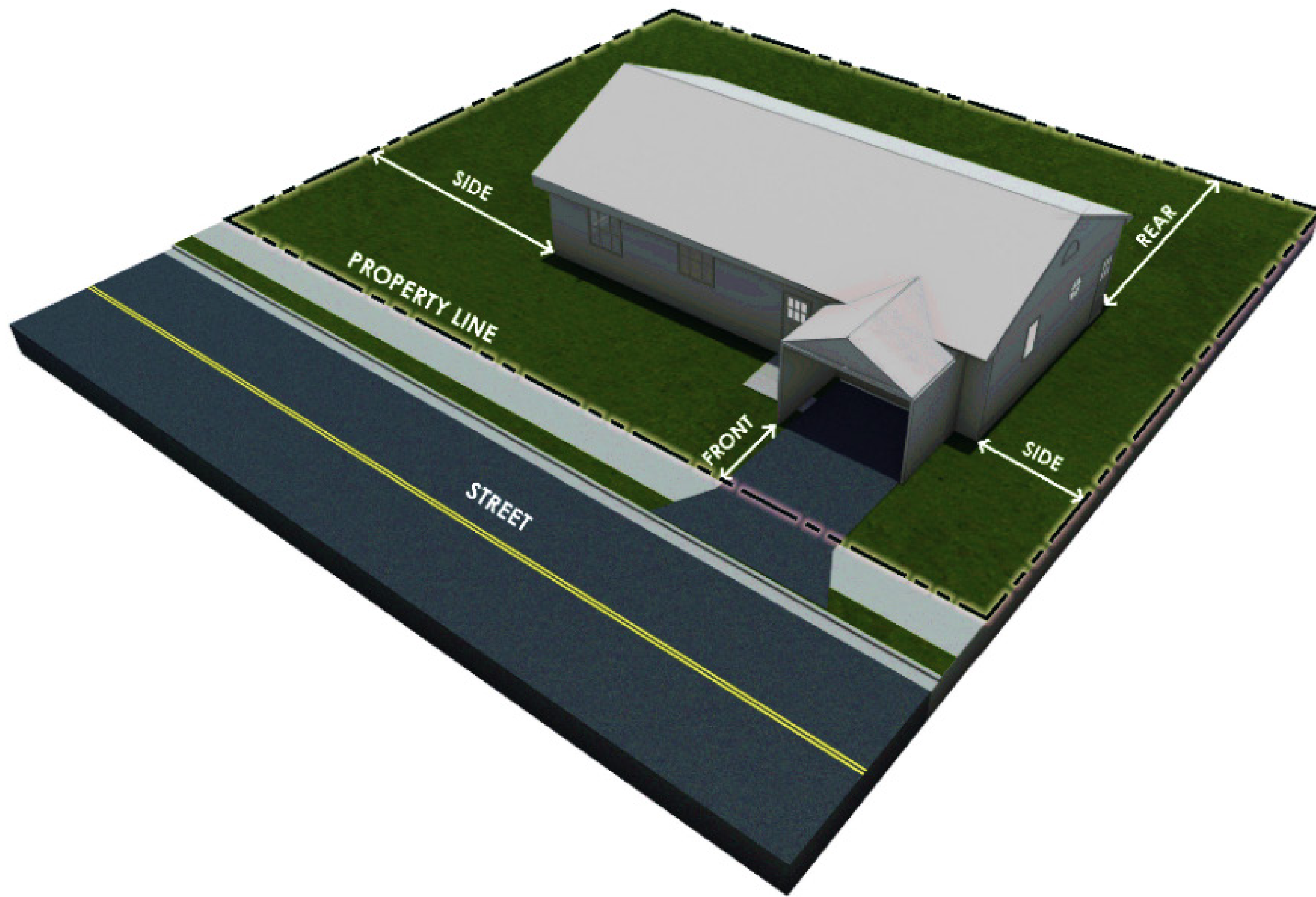
Sign Regulations:



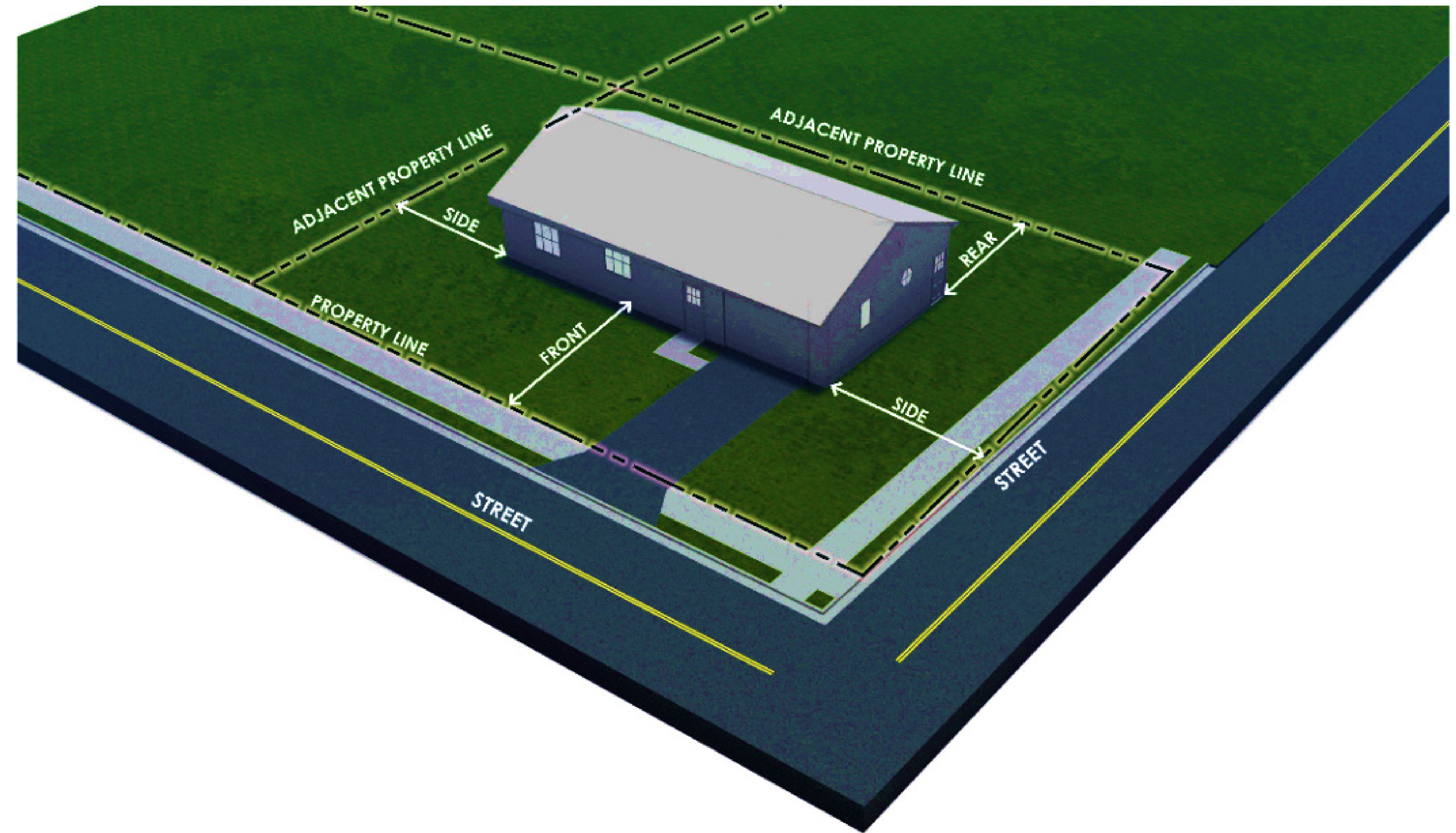
Multiple Faces on a Sign Illustration



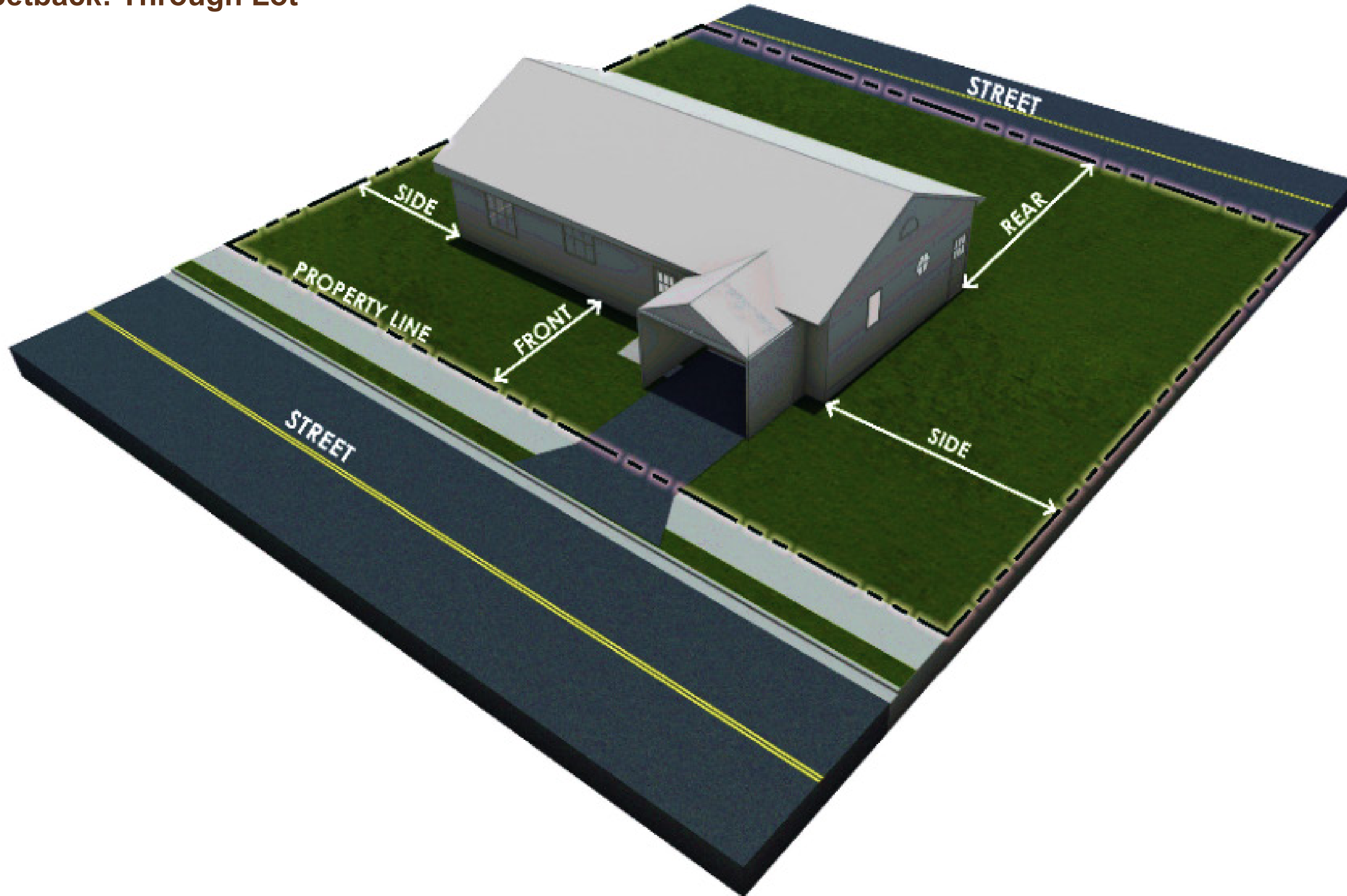
Setback: Interior Lot



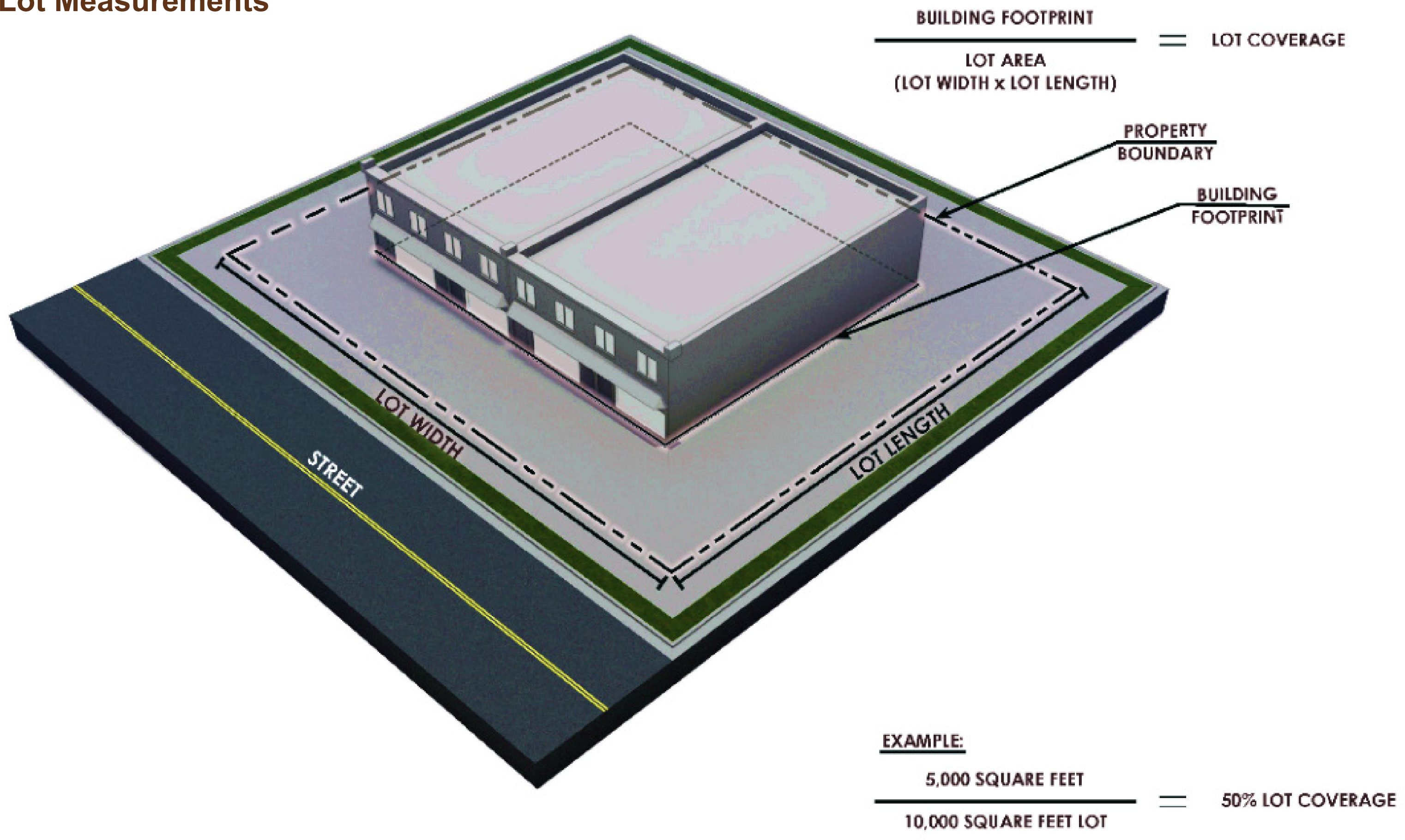
Setback: Corner Lot



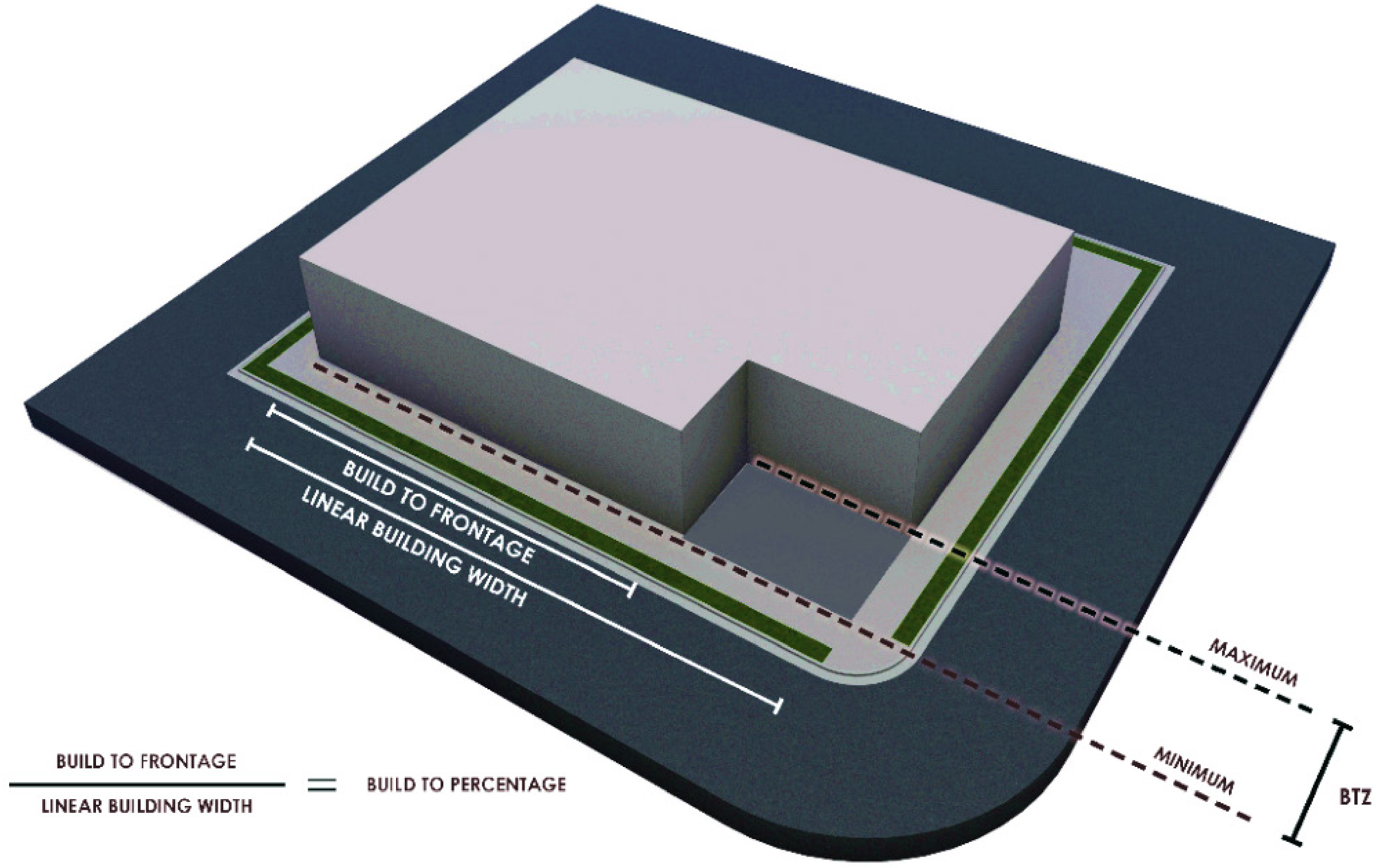
Setback: Through Lot



Lot Measurements

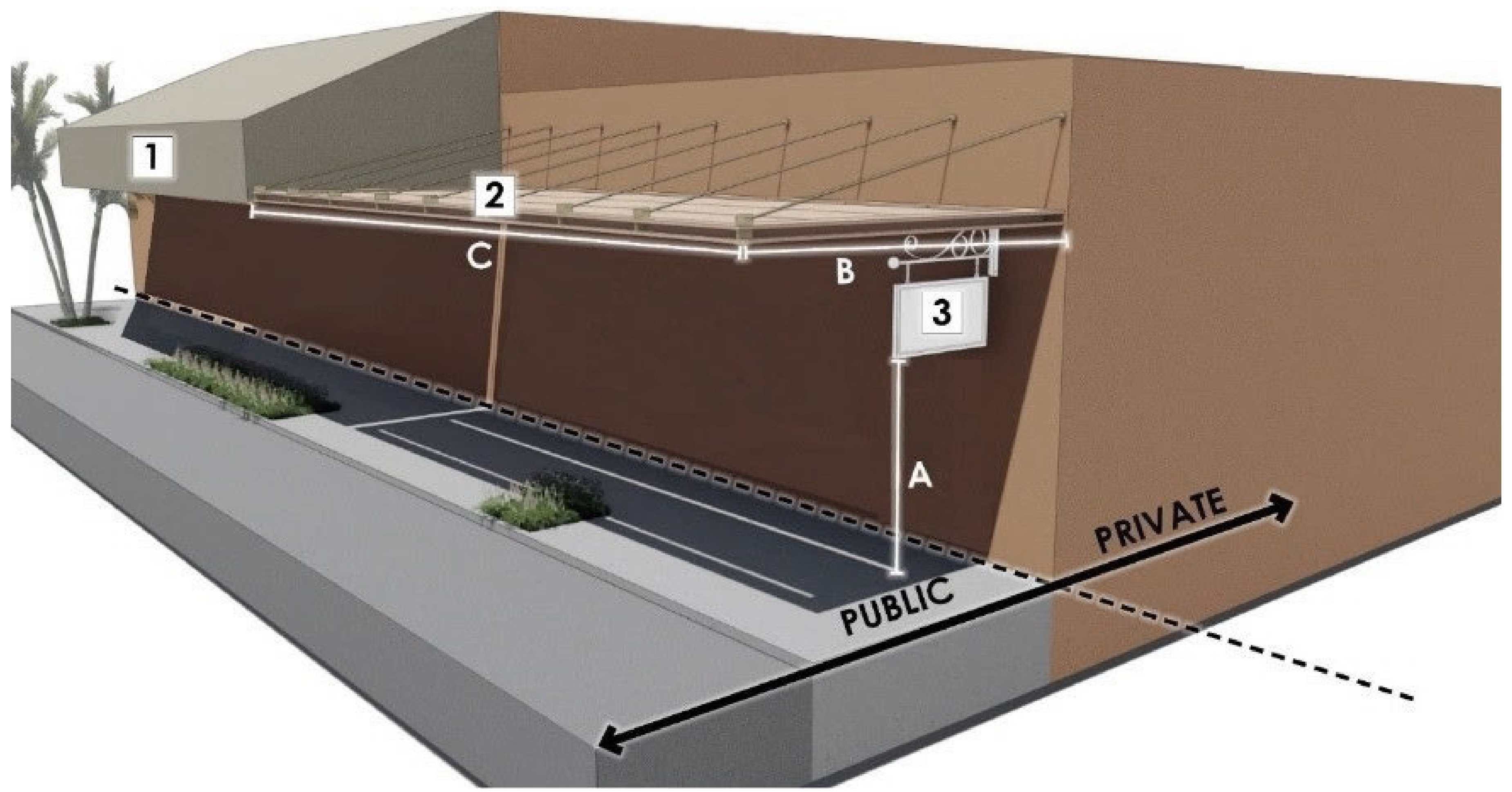


Frontage



Encroachments

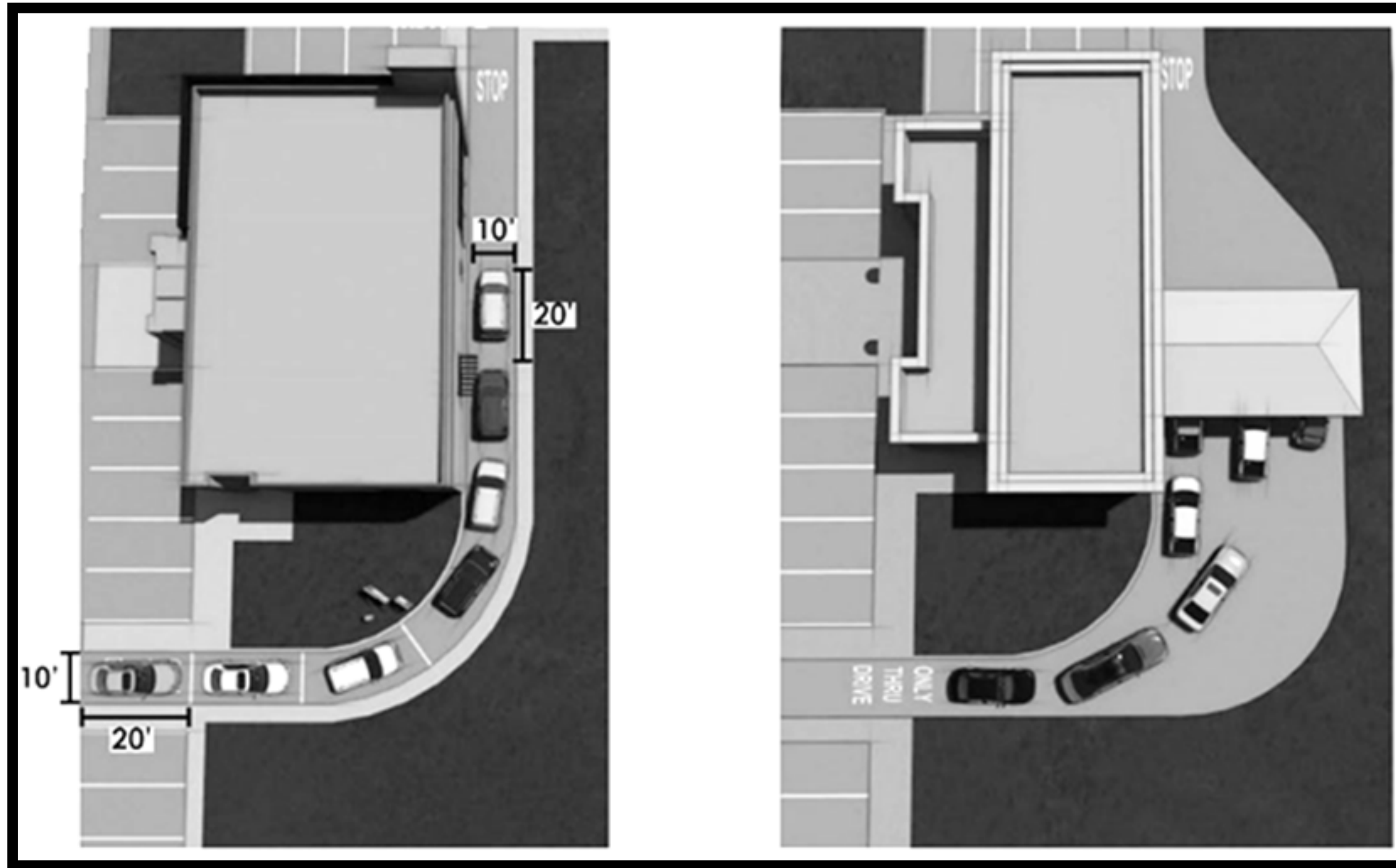
- ENCROACHMENT:**
 1. AWNING
 2. CANOPY
 3. SIGN
- KEY:**
 A. CLEARANCE HEIGHT
 B. DEPTH
 C. LENGTH



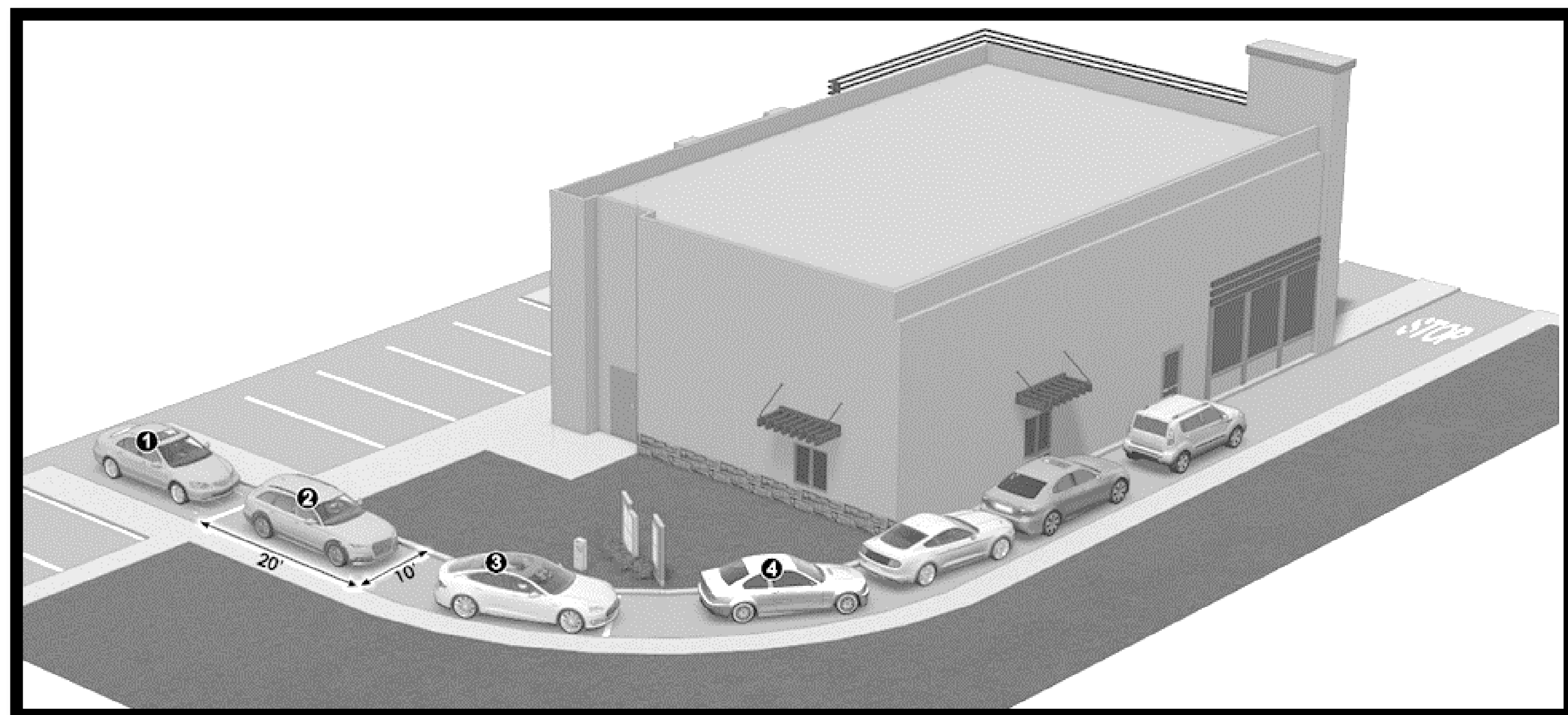
Required Stacking Distances

Use	Stacking Spaces Required
Bank – Drive Through Teller	4 per Window or Kiosk
Bank – Drive Through ATM	2 per Window or Kiosk
Car Wash	4 per Window or Kiosk
Gas Station	2 per Pump
Restaurant – Drive Through	4 behind Menu Board & 4 behind First Window

Drive Through



Required Stacking Distances



Dimensional Standards

Angle of Parking (Degrees)	Minimum Width of Stall	Length Depth of Width	Driveway Car	Curb Per
30	10'	17'-4"	11'	18'-0"
45	10'	19'-10"	13'	12'-9"
60	10'	21'-0"	18'	10'-5"
90	9'	18'-0"	24'	9'-0"

Additional Standards:

- A. Minimum driveway widths must be maintained to the point of intersection with the adjoining public or private right-of-way.
- B. In 90 degree parking stalls, the depth of the stall may be reduced to 18' where a grassed or landscaped median, with a minimum 2' width per row of parking stalls, has been provided for automobile overhang. Wheel-stops or curbing must be provided to protect and delineate the median from the parking stalls.
- C. Compact spaces may be designed with widths of 8' and lengths of 16'.

Parking Area Dimensional Standards Graphic

