



# Community Workshop

September 30, 2025

# Team Introduction



## City of Sumter

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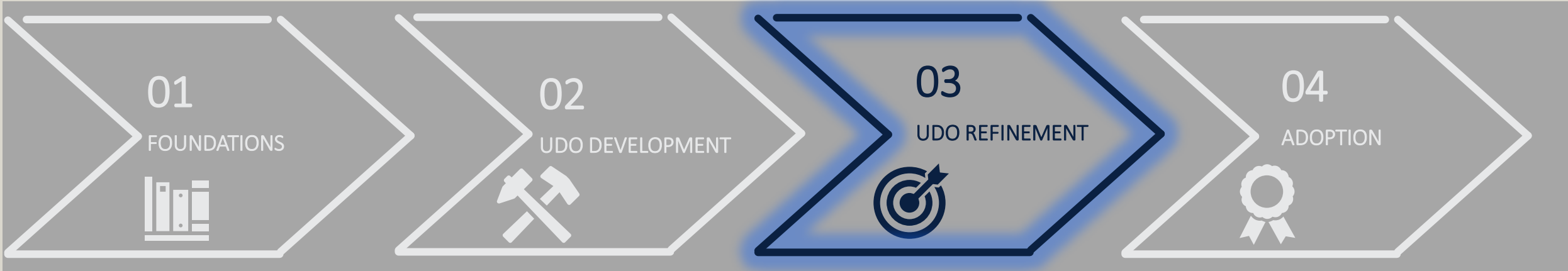


- **What is a Unified Development Ordinance?**
- **Where Are We in the Process?**
- **What is Zoning?**
- **Existing Zoning Map**
- **Proposed Zoning Map**

# What is a Unified Development Ordinance



- In 2019, the City of Sumter adopted the 2040 Comprehensive Plan. The 2040 Comprehensive Plan documents the vision for City of Sumter. The Unified Development Ordinance serves as the implementation document for the 2040 Comprehensive Plan.
- The City of Sumter Unified Development Ordinance:
  - Updates and refines Existing Zoning Districts
    - Establishes New Zoning Districts
  - Creates consolidated Overlays
  - Provides regulations for how the built environment will develop:
    - ***Parking***
    - ***Signs***
    - ***Landscape Standards***
    - ***Permitted Uses***
    - ***Temporary Uses***
    - ***Accessory Uses***
    - ***ADUs***
    - ***Engineering Standards***





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# Zoning Districts

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# Zoning Districts

## Existing Zoning Districts

Residential	
R-15	Residential, Single-Family
R-9	Residential, Single-Family
R-6	Residential, Single-Family
GR	Residential, General
RMF	Residential Multi-Family
Non-Residential Districts	
PO	Professional Office
NC	Neighborhood Commercial
LC	Limited Commercial
GC	General Commercial
CBD	Central Business
LI-W	Light-Industrial-Warehouse
HI	Heavy Industrial
AC	Agricultural Conservation
CP	Conservation Preservation



## Proposed Zoning Districts

Residential		
R-15	Residential, Single-Family	Section B.3.1
R-9	Residential, Single-Family	Section B.3.2
R-6	Residential, Single-Family	Section B.3.3
GR	Residential, General	Section B.3.4
RMF	Residential Multi-Family	Section B.3.5
Commercial		
PO	Professional Office	Section B.4.1
NC	Neighborhood Commercial	Section B.4.2
LC	Limited Commercial	Section B.4.3
GC	General Commercial	Section B.4.4
Industrial		
LI-W	Light-Industrial-Warehouse	Section B.5.1
HI	Heavy Industrial	Section B.3.2
Other		
AC	Agricultural Conservation	Section B.6.1
CP	Conservation Preservation	Section B.6.2
Mixed Use		
DTC	Downtown Core	Section B.7.1
IG	Parks and Institutional General	Section B.7.2
DTT	Downtown Transitional	Section B.7.3

# Downtown Core (DTC)



**Purpose.** The purpose of the DTC district is to promote the concentration and vitality of commercial and residential development in Downtown Sumter. This district is characterized by multi-story buildings, retail stores, professional offices, and government and health services.

DTC District Development Standards Table		
Building Height (Max)		90 ft.
<i>Section B.10(C) Building Height</i>		
Density <sup>1</sup> (Max)		Not Applicable
<i>Section B.10(A) Density and Intensity</i>		
Setbacks (Min)	Front (Street) <sup>2</sup>	Not Applicable
	Side <sup>3</sup>	Not Applicable
	Rear	Not Applicable
<i>Section B.10(E) Building Placement (Setbacks)</i>		
Lot	Width (Min)	Not Applicable
	Area (Min)	Not Applicable
	ISR (Max)	100%
<i>Section B.10(F) Lot Dimensions</i>		
Additional Standards	<sup>1</sup> Density is not regulated by dwelling units per acre but by height and required residential off-street parking. <sup>2</sup> Buildings in the DTC are intended to directly abut the sidewalk facing each building. <sup>3</sup> Buildings in the DTC are intended to share common walls with adjacent buildings.	

# Parks and Institutional General (IG)



**Purpose.** The purpose of the IG district is to accommodate institutional uses that require a unique approach due to their unconventional nature. Uses in this district primarily include colleges, primary schools and secondary schools, as well as specialized uses such as cultural facilities, parks and open space, as well as government offices. Uses within the IG district are typically arranged in a campus-style setting although not required. Development in this district may include the grouping of multiple institutional buildings, and inter-related public, private, and nonprofit development. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the institutional uses and surrounding residential areas.

IG District Development Standards Table		
Building Height (Max)	45 ft.	
<i>Section B.10(C) Building Height</i>	55' (By SE)	
Density (Max) <sup>1</sup>	6 Units/Acre	
<i>Section B.10(A) Density and Intensity</i>		
Setbacks (Min) <sup>2</sup>  <i>Section B.10(E) Building Placement (Setbacks)</i>	Front (Street)	15 ft.
	Side	15 ft. (interior lot) 10 ft. (corner lot)
	Rear	10 ft. (interior lot)
		20 ft. (through lot)
Lot <sup>3</sup>  <i>Section B.10(F) Lot Dimensions</i>	Width (Min)	75 ft.
	Area (Min)	7,500 SF
	ISR (Max)	50%
Additional Standards	<p><sup>1</sup> Where dormitories or similar are provided as part of the use (and approved as part of a master plan there shall be no density limit. All other residential uses in this district are limited to 6 Units/Acre and the R-9 development standards shall apply.</p> <p><sup>2</sup> In any area that is located outside a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank or 35 feet on each side, whichever is greater.</p> <p><sup>3</sup> Lot width, lot area, ISR requirements only apply to residential dwellings.</p>	

# Downtown Transitional (DTT)



**Purpose.** The purpose of the DTT district is to act as a gateway to the commercial and residential development in Downtown Sumter. The district allows for urban, high-quality development that features a mixture of uses including civic, entertainment, cultural, mixed-use buildings, detached and attached single-family homes, and mid-sized multi-family and commercial development. Additionally, the DTT aims to create a well-connected urban environment supporting multi-modal transportation.

DTC District Development Standards Table		
Building Height (Max)	55 ft. (by-right)	
<i>Section B.10(C) Building Height</i>	75 ft. (by SE)	
Density (Max)	10 Units/Acre (By Right)	
<i>Section B.10(A) Density and Intensity</i>	15 Units/Acre Maximum (SE)	
Setbacks (Min/Max)	Front (Street) <sup>1</sup>	0 ft/20 ft.
	Side <sup>2</sup>	0 ft/10 ft.
	Rear <sup>3</sup>	0 ft/50 ft.
<i>Section B.10(E) Building Placement (Setbacks)</i>		
Lot	Width (Min)	50 ft.
	Area (Min)	Not Applicable
<i>Section B.10(F) Lot Dimensions</i>	ISR (Max)	75%
FAR (Max)		2.0
Additional Standards	<sup>1</sup> 45 ft. may be permitted to accommodate a single row of parking and drive aisle where side and or rear parking is not available	
	<sup>2</sup> 25 ft. may be permitted to accommodate those lots without access to an alley or shared driveway in order to accommodate a driveway where rear serving parking or loading is provided.	
	<sup>3</sup> Except where served by rear parking, not to exceed 100 ft.	

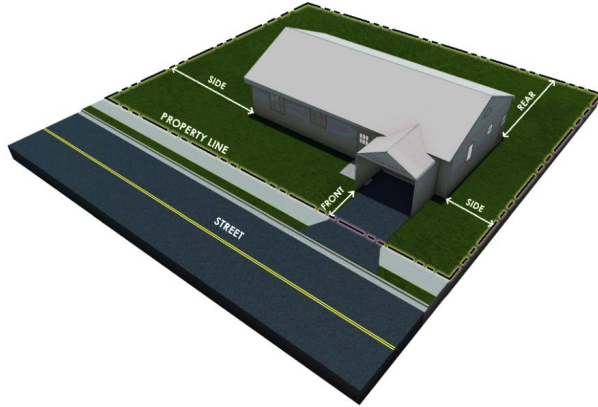


# Dimensional Requirements

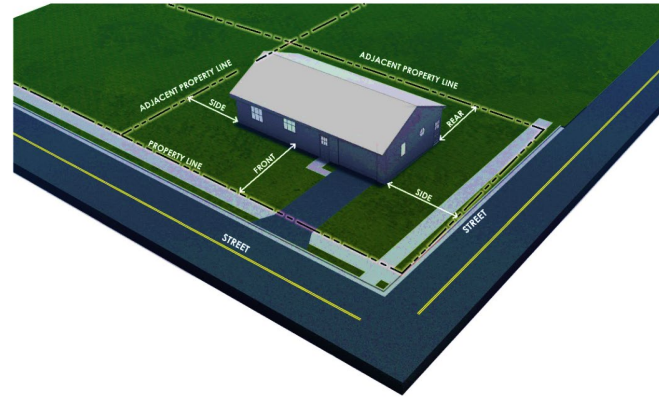
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# Dimensional Requirements

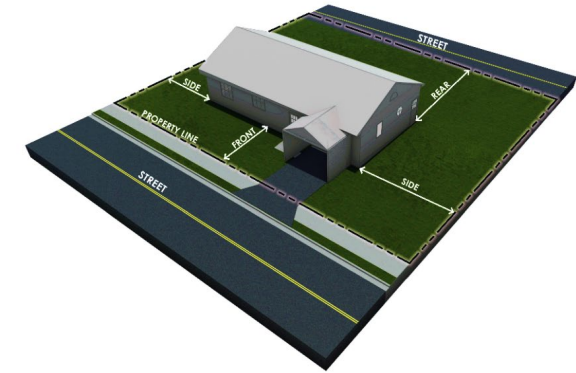
Setback: Interior Lot



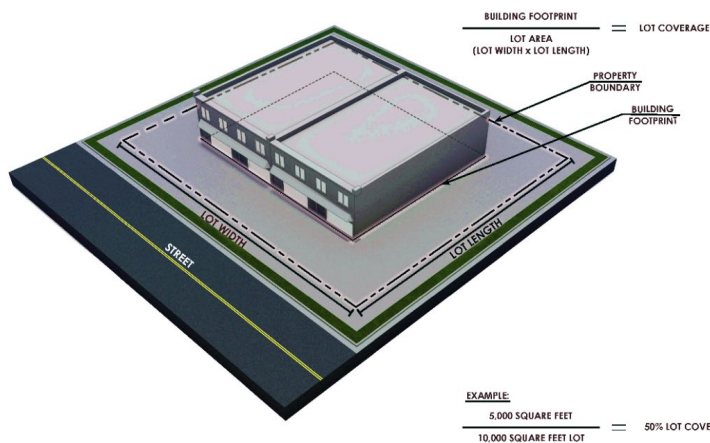
Setback: Corner Lot



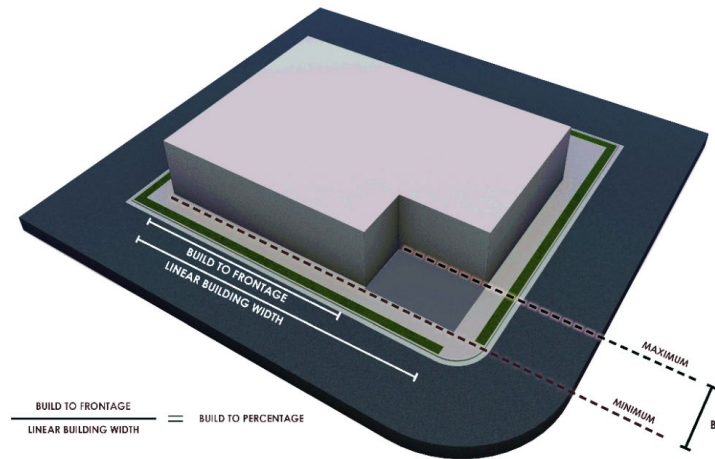
Setback: Through Lot



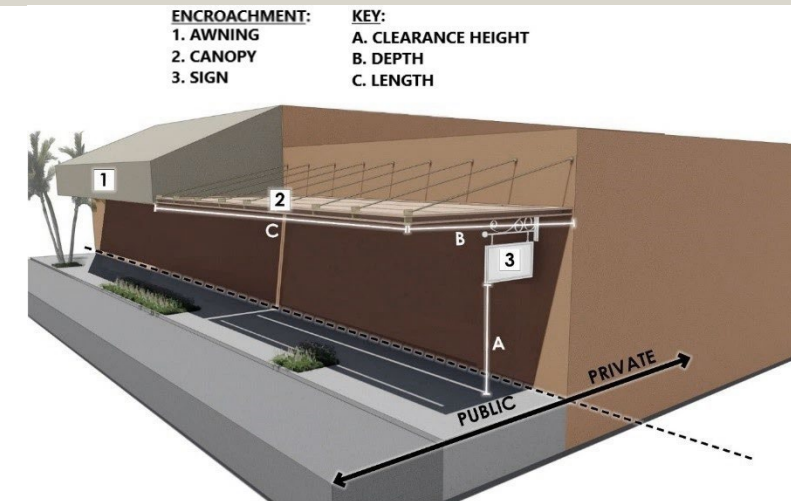
Lot Measurements



Frontage



Encroachments





# Permitted Uses

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# Permitted Use Table



		PERMITTED USES															
	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)
Key: P = Permitted Use; C = Conditional Use; S = Special Exemption or Exception																	
<b>Agricultural Uses</b>																	
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
<b>Residential Uses</b>																	
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
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	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					

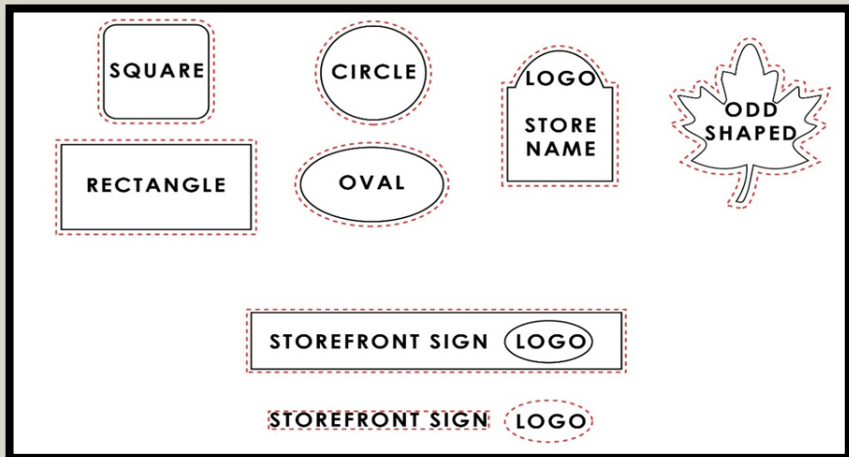


# Sign Regulations

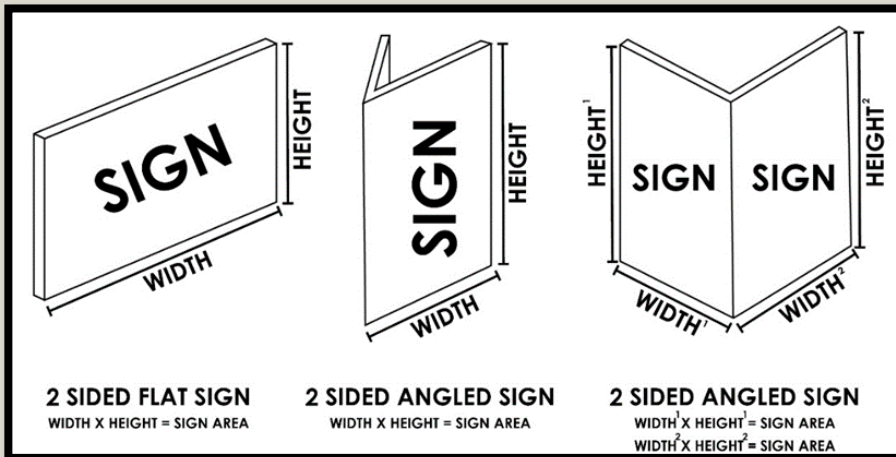
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# Sign Regulations

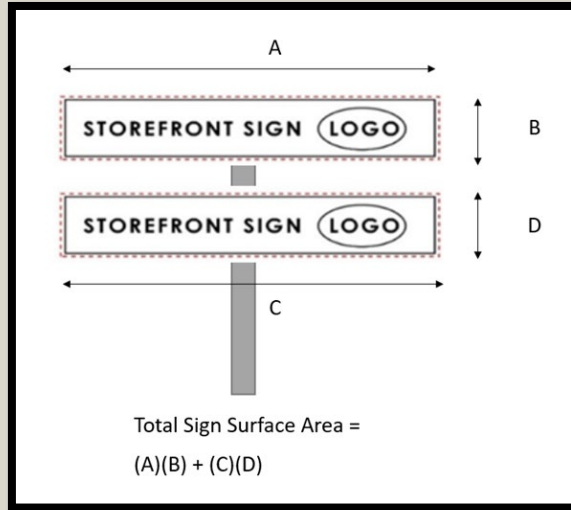
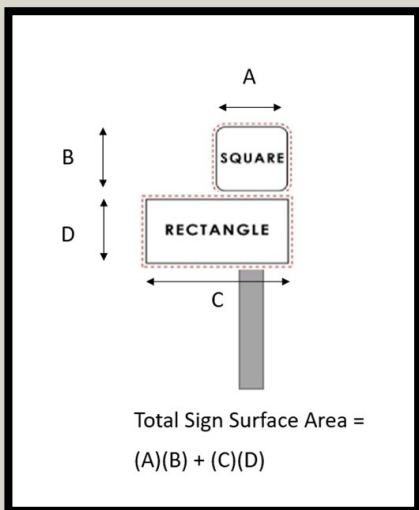
Sign Area



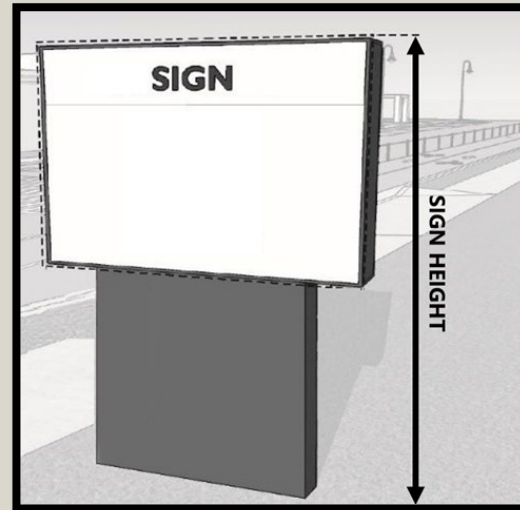
Multiple Faces on a Sign Illustration



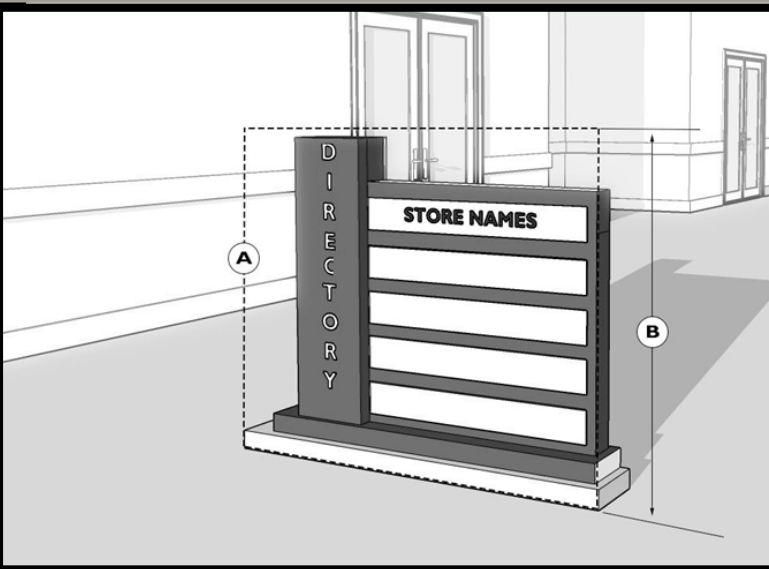
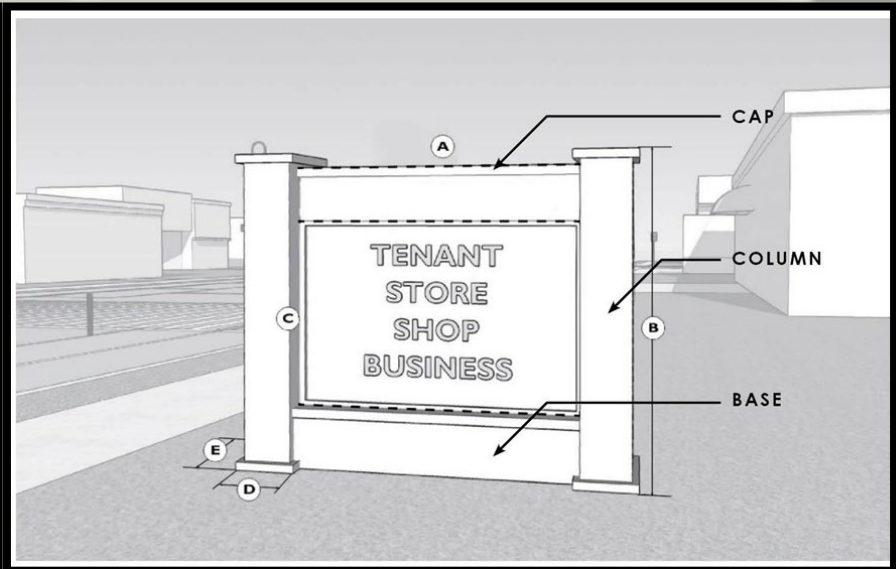
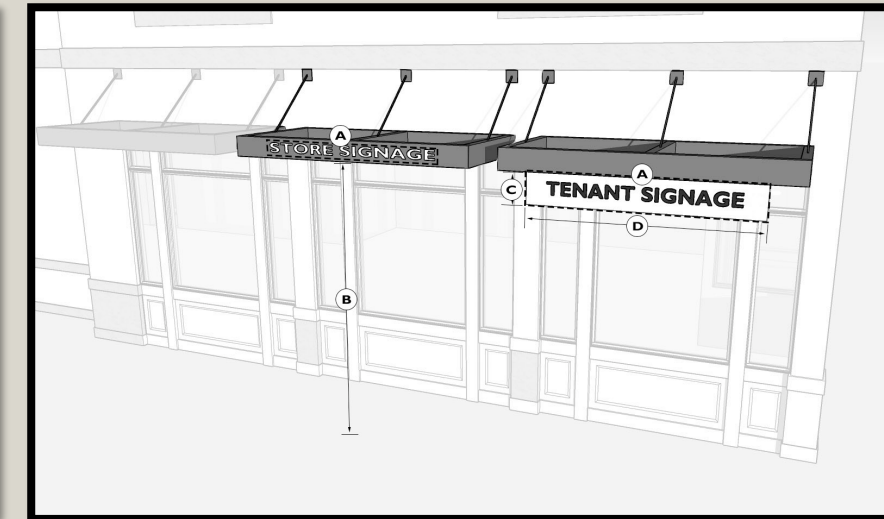
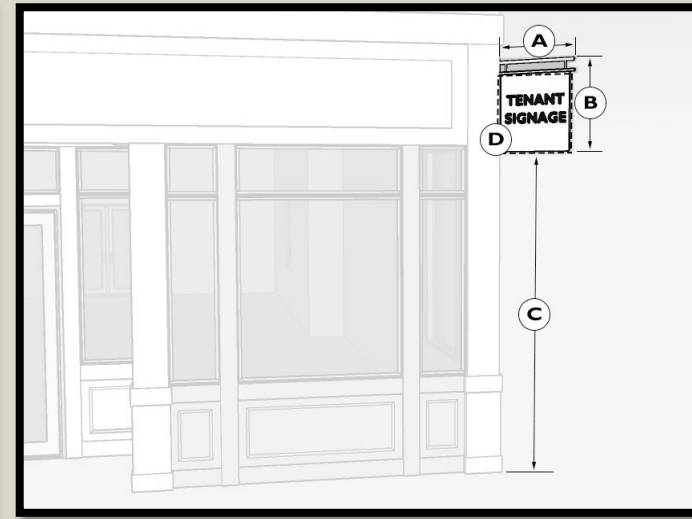
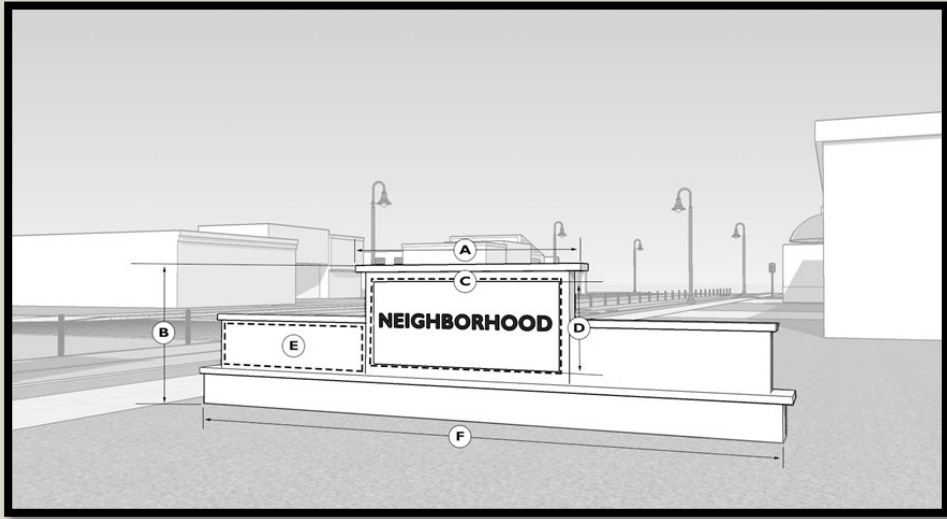
Sign Area Calculation for Multiple Signs on Single Pole Illustration



Sign Height Illustration



# Sign Regulations





# Parking Regulations

# Parking Regulations

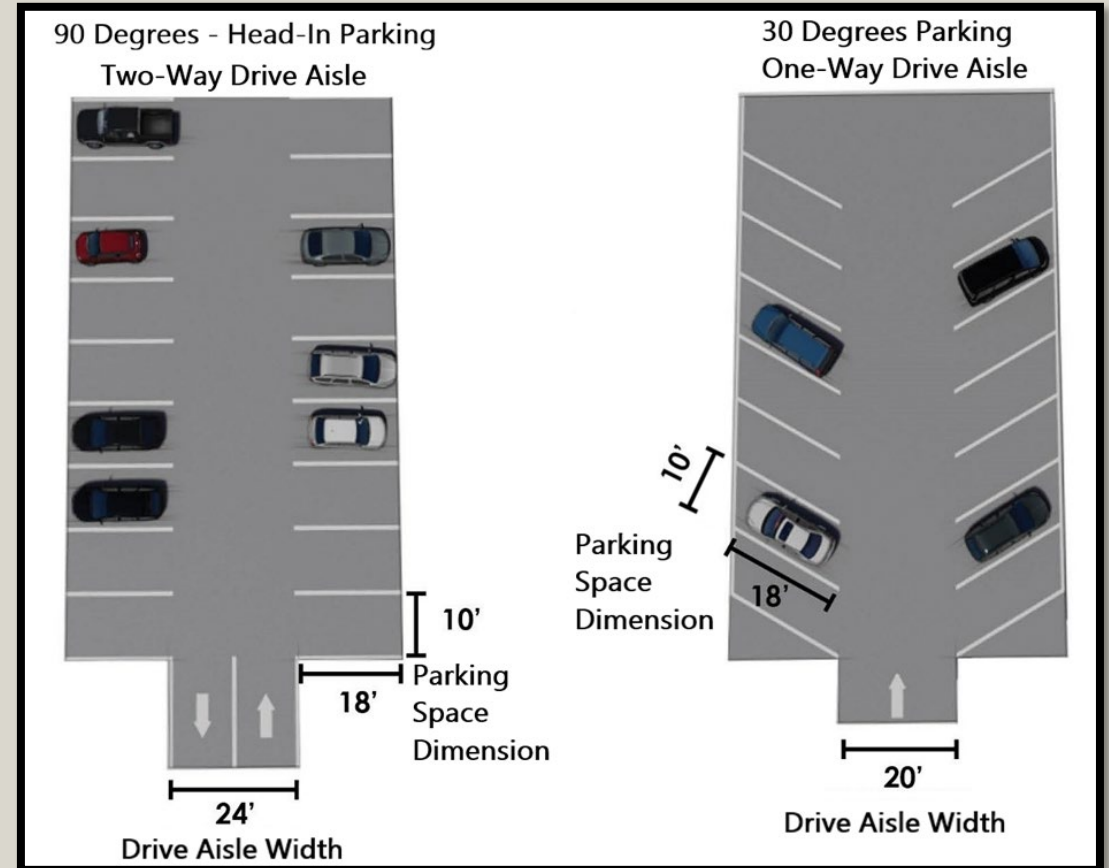
## Dimensional Standards

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	10'	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

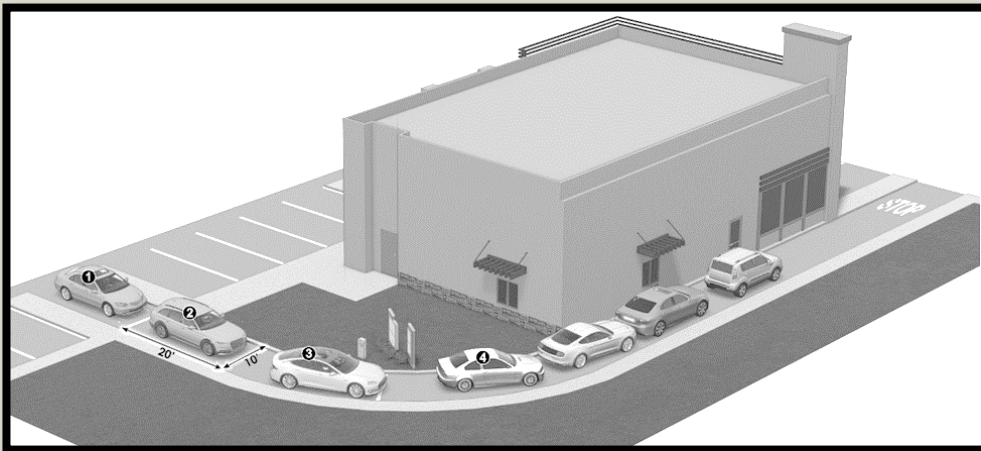


# Parking Regulations

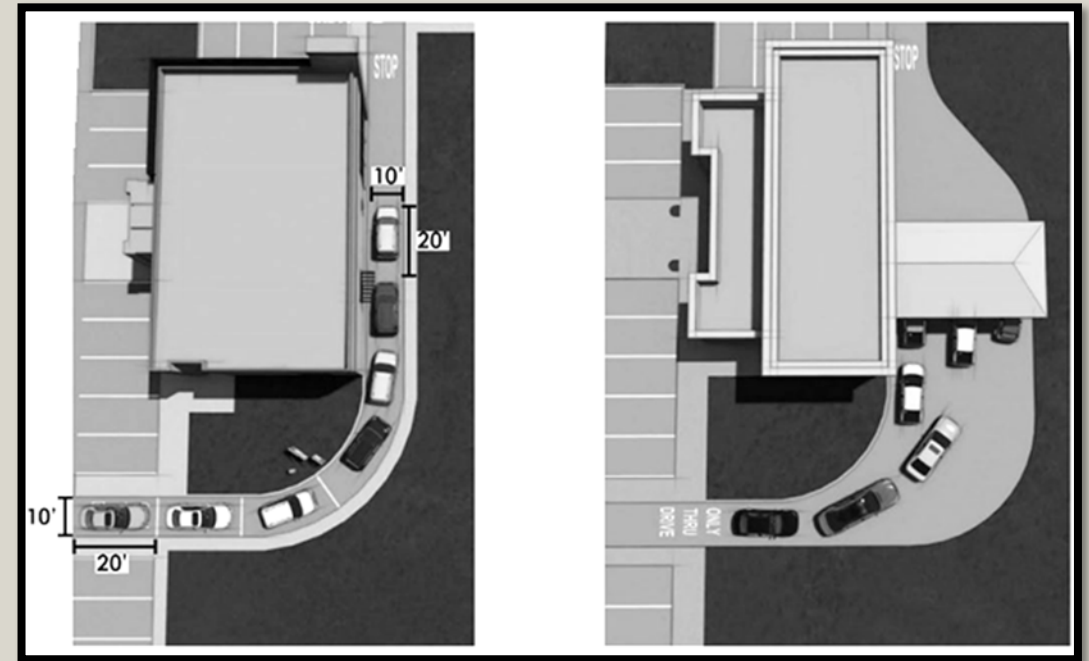
## Required Stacking Distances

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

## Required Stacking Distances



## Drive Through





# Landscaping, Buffer, and Tree Protection Requirements

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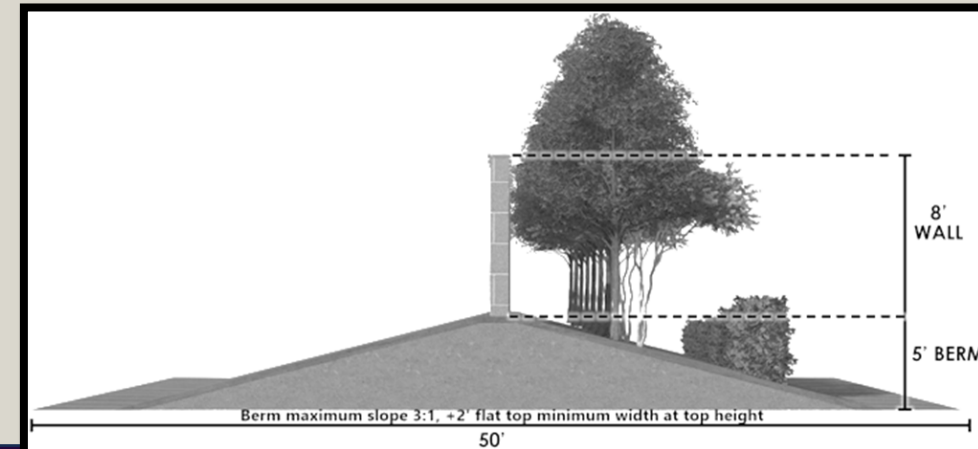
# Landscaping, Buffering, and Tree Protection Requirements

**A. Berms.** Berms constructed to satisfy buffer requirements stated herein shall be physical barriers which screen incompatible land uses. Berms six (6) feet high or greater, or earthen berms with combined evergreen shrub plantings reaching a minimum height of six (6) feet, may be used in lieu of not more than fifty percent (50%) of the evergreen buffer yard plantings providing the following conditions are met:

1. **Berms In Required Yards Setbacks.** Berms may be located in required yards setbacks subject to the following additional standards:

- (1) **Required Setbacks.** Fences, walls, berms, and retaining walls are exempt from setback requirements. However, a berm may not be constructed in a manner that any portion of berms slopes extend over the property line.
- (2) **Right-of-Way.** No fence, wall or berm may encroach into a public right-of-way. Fences and walls shall not block any required ingress or egress point.
- (3) **Clear Site Triangle.** No fence, wall, berm, or retaining wall may encroach into a designated visibility triangles for driveways or for the intersections of rights-of-ways subject to this subsection.

3. **Live Vegetation.** The entire berm shall be planted and covered with live vegetation.
4. **Evergreen Shrubs.** On berms less than six (6) feet in height, evergreen shrubs, if used, shall be a minimum of one foot in height at installation and shall be placed no greater than eighteen (18) inches edge to edge.
5. **Landscaping.** Berms, which may also feature walls as permitted in *Section C-5.1.2 Earthen Berms* shall be landscaped and meet all landscape requirements.
6. **Shape.** Berms shall be natural shaped, shall have a minimum crown width of two (2) feet, and shall have side sloped stabilized to sedimentations and erosion control standards.
7. **Drainage.** Berms shall not drain onto neighboring yards and cause undue pooling of water. Runoff shall be directed into appropriate drainage easements or facilities.



## 4.16.1 TREE BANK PROGRAM

- A. Purpose and Intent.** The Tree Bank is established to provide an alternative compliance mechanism for tree replacement and canopy coverage requirements when on-site planting is not feasible due to physical site constraints, utility conflicts, or approved design alternatives. The program supports the City’s goals for urban forestry, environmental quality, and equitable canopy distribution.
- B. Applicability.** Tree Bank contributions may be approved by the Zoning Administrator in the following cases:
1. When required tree replacement cannot be accommodated on-site.
  2. When development occurs in areas with limited planting space (e.g., urban infill, constrained parcels).
  3. As mitigation for unauthorized tree removal or canopy loss.
- C. Contribution Standards.**
1. Valuation: Contributions shall be calculated based on the size and species of trees not replaced, using a fee schedule adopted by City Council and updated annually.
  2. Use of Funds: Tree Bank funds shall be used exclusively for:
    - (1) Tree planting on public property or rights-of-way,
    - (2) Maintenance of public trees,
    - (3) Urban forestry education and outreach,
    - (4) Tree canopy studies or inventories.
- D. Administration.**
1. The Planning Department shall maintain a dedicated Tree Bank account.
  2. The Zoning Administrator shall review and approve Tree Bank contributions as part of the development review process.
  3. Annual reports on Tree Bank activity shall be submitted to the Planning Commission and made available to the public.
- E. Tree Bank in Lieu of On-Site Planting.** Applicants must demonstrate that on-site planting is infeasible and submit a Tree Bank Contribution Plan as part of their landscape plan. Approval is subject to staff review and may be conditioned on partial on-site planting.



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# Thank you!