

CONSERVATION PRESERVATION (CP)

The purpose of the CP district is to recognize, preserve and protect environmentally sensitive areas that may require special consideration. This district also encompasses lands and the uses of land, which may be either publicly or privately managed, that preserves natural open spaces. These spaces may or may not be legally protected as conservation areas within the CP district.

| Table B.6.2 CP District Development Standards Table | | | |
|-------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| | | Single Family Detached ¹ | All Other Development Types |
| Building Height (Max) <i>Section B.12.C: Building Height</i> | | 35 ft. | |
| Density (Max) <i>Section B.12.A: Density and Intensity</i> | | 1 Unit/Acre | Not Applicable |
| Setbacks (Min) <i>Section B.12.E: Building Placement (Setbacks)</i> | Front (Street) | 45 ft. (Arterial) 35' (Local/Collector) | |
| | Side | 8 ft. | 50 ft. |
| | Rear | 20 ft. | 80 ft. |
| Lot <i>Section B.12.F: Lot Dimensions</i> | Width (Min) | 75 ft. | Not Applicable |
| | Area (Min) | 1 Acre | |
| | ISR (Max) | 40% | 10% |
| Additional Standards | | ¹ SF Detached uses require special exception approval by the Board of Zoning Appeals (BZA). Refer to <i>Table B.8.1: Permitted Use Table</i> for permitted, conditional, and special exception uses allowed in this district. Refer to SC Building Code for distance minimum between buildings. | |

The list of permitted uses by district as well as specific use standards may be viewed at:
<https://www.sumtersc.gov/planning/unified-development-ordinance/proposed-zoning-changes-outreach>