

DOWNTOWN CORE (DTC)

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. All land within this district is subject to the Downtown Design Review Overlay District requirements and processes found in *Section B.11.8: Downtown Design Review Overlay District*.

Table B.7.1 DTC District Development Standards Table		
All Development Types		
Building Height (Max) <i>Section B.12.C: Building Height</i>		90 ft.
Residential Density¹ (Max) <i>Section B.12.A: Density and Intensity</i>		Not Applicable
Setbacks (Min) <i>Section B.12.E: Building Placement (Setbacks)</i>	Front (Street) ²	Not Applicable
	Side ³	Not Applicable
	Rear	Not Applicable
Lot <i>Section B.12.F: Lot Dimensions</i>	Width (Min)	Not Applicable
	Area (Min)	Not Applicable
	ISR (Max)	100%
Additional Standards	¹ Density is not regulated by dwelling units per acre but by height and required residential off-street parking for residential uses. ² Buildings in the DTC are intended to directly abut the sidewalk facing each building. ³ Buildings in the DTC are intended to share common walls with adjacent buildings. 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>

Note: Design Review Board approval applicable to the exterior appearance of any improvement, alteration, addition, renovation, new construction/erection, demolition, or moving of any building or structure within the DTC.