

DOWNTOWN CORE (DTC)

Frequently Asked Questions

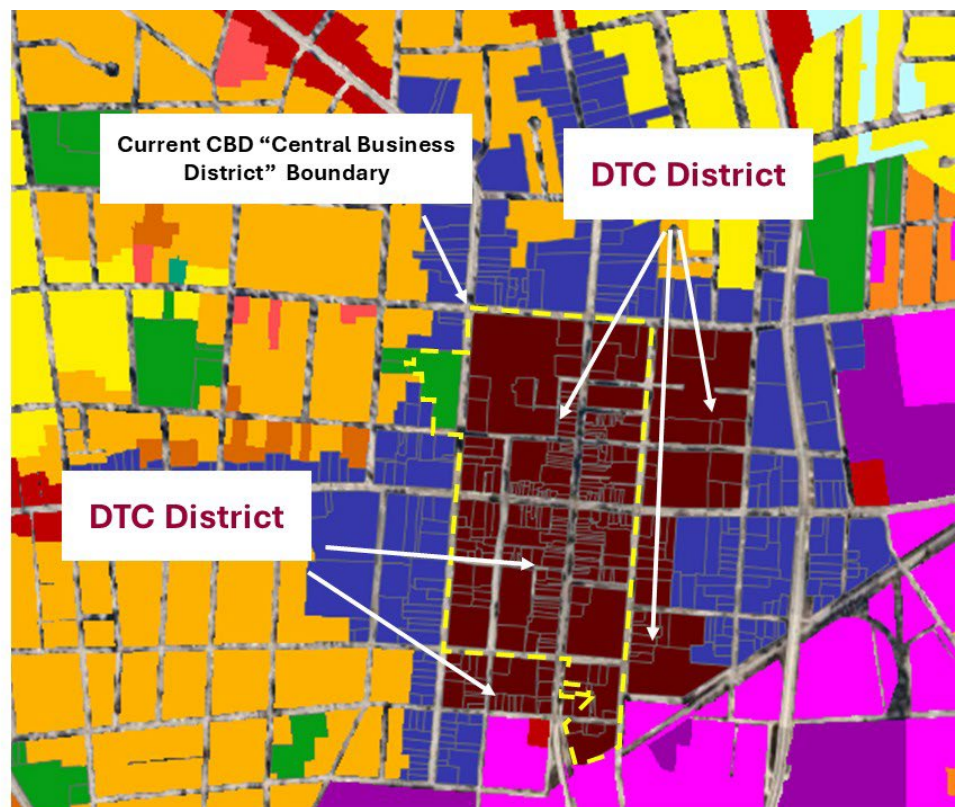
1. Why is the zoning designation of my property changing to DTC?

The Central Business District “CBD” designation within the current City of Sumter Zoning & Development Standards Ordinance is being renamed to the Downtown Core (DTC) district. Additionally, the DTC designation is being expanded to areas outside of the current CBD boundary, as follows:

- Land area bounded by E. Calhoun St. (North), N. Magnolia St. (East), N. Harvin St. (West), and W. Liberty St. (South.)
- Land situated on the east side of S. Harvin St. that either has direct frontage onto S. Harvin St. or is in close proximity to land with direct frontage onto S. Harvin St.
- Land within the block of E. Bartlette St. (North), S. Harvin St. (East), S. Main St. (West), and E. Oakland Ave. (South) that is not already within the current CBD designation.
- Land area bounded by W. Bartlette St. (North), S. Main St. (East), S. Washington St. (West), and W. Oakland Ave. (South).

Zoning Classification

	DTC - Downtown Core District
	DTT - Downtown Transition District
	GC - General Commercial
	LC - Limited Commercial
	PO - Professional Office
	NC - Neighborhood Commercial
	AC - Agricultural Conservation
	CP - Conservation Protection
	HI - Heavy Industrial
	LI-W - Light Industrial / Warehouse
	PD - Planned Development
	R-15 - Single Family
	R-9 - Single Family
	R-6 - Single Family Residential
	GR - General Residential
	RMF - Residential Multi Family
	IG - Parks and Institutional General
	SHAW - Shaw AFB



2. Will I have to obtain Design Review Board approval for improvements on my property?

Yes. Projects involving exterior improvement, alteration, addition, new construction/erection, demolition, moving of a building, or projects that otherwise impact the exterior appearance of a building will require Certificate of Appropriateness approval by the City of Sumter Design Review Board. See *Section A.3.5: Design Review (Certificates of Appropriateness)* for additional information on required processes.

Staff is authorized to review/approve certain project types where City Council has specifically authorized such action. Projects types where administrative review/approval may be applicable include:

- Exterior paint colors consistent with the City of Sumter Historic Color Palette
- Awnings for building in the DTC district.
- Minor exterior architectural elements (e.g., lighting fixtures, door hardware.
- Business signage meeting certain specifications
- Fencing consistent with the City of sumter Design Review Guidelines.

3. What land uses are allowed in the DTC district.

Refer to *Table B.8.1: Permitted Use Table* of the UDO for a full listing of all permitted uses by zoning district. See link below:

4. Are development standards in the DTC different from that of other commercial zoning designations?

Yes. The DTC district allows for traditional downtown development intended to be compatible with the historic downtown Sumter area. To meet this purpose, the DTC district features the following distinguishing development standards:

- Requirement for design review for compatibility with the City of Sumter Design Review Guidelines for downtown areas.
- Maximum building height up to 90 ft.
- No building setback requirements.
- No minimum off-street parking requirements.
- Waivers from landscape requirements, where applicable.