

DOWNTOWN TRANSITION (DTT)

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.

Table B.7.2 DTT District Development Standards Table		
All Development Types		
Building Height (Max) <i>Section B.12.C: Building Height</i>		55 ft. (by-right) 75 ft. (by Special Exception)
Residential Density (Max) <i>Section B.12.A: Density and Intensity</i>		Single Family Detached - 10 Units/Acre (by-right) w/ up to 15 Units/Acre Maximum (By Special Exception) All other residential development types permitted in DTT - See <i>Table B.3.6: Supplementary Residential Development Standards</i>
Setbacks (Min/Max) <i>Section B.12.E: Building Placement (Setbacks)</i>	Front (Street) ¹	0 ft Minimum 20 ft. Maximum
	Side ²	0 ft Minimum 10 ft. Maximum
	Rear ³	0 ft Minimum 50 ft. Maximum
Lot <i>Section B.12.F: Lot Dimensions</i>	Width (Min)	50 ft.
	Area (Min)	Not Applicable
	ISR (Max)	75%
FAR (Max)		2.0
Additional Standards		¹ 45 ft. may be permitted to accommodate a single row of parking and drive aisle where side and or rear parking is not available. ² 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. ³ Except where served by rear parking, not to exceed 100 ft. 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>