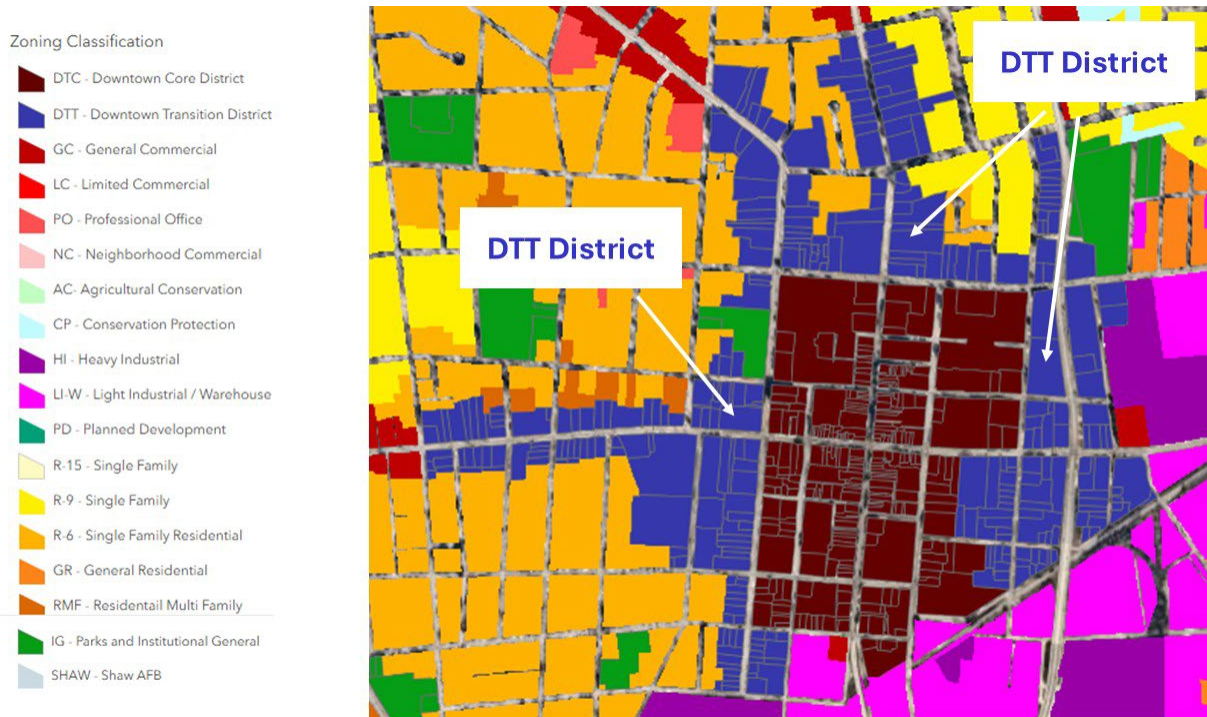


DOWNTOWN TRANSITIONAL (DTT)

Frequently Asked Questions

1. Why is the DTT zoning designation being proposed for my property?

Property with DTT designation has been identified as important in the establishment of a gateway to the commercial and residential development in Downtown Sumter. The creation of a transitional district around the established downtown area is a recommendation of the 2019 Sumter Downtown Master Plan.



2. What land uses can be established in the DTT district?

The DTT district is intended to support urban, high quality development that features a mixture of uses including civic, entertainment, commercial, office, and residential uses. 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:

3. Can residential uses be established in the DTT district?

Yes. The DTT allows for most residential use types to be established, including single-family detached, single-family attached, urban townhomes, tri/quadrplexes, and multi-family apartments. Some residential use types require conditional use approval. Manufactured homes or mobile homes are not permitted in the DTT.

4. How are the development requirements in the DTT district different?

The DTT district is intended to create a high-quality urban environment that transitions out from the city's downtown area to nearby residential and commercial areas. To meet this purpose, the district features several standards that differ from the city's standard commercial districts where use separation is more common and is inheritably embedded within the applicable standards. Distinguishing features of this zoning districts included the following:

- Increase in maximum building height by Board of Zoning Appeals (BZA) special exception approval.
- Maximum building setbacks instead of minimum building setbacks, with the goal of bringing buildings closer to the street as is typical within a more intense urban fabric.
- Floor Area Ratio (FAR) requirements – FAR measures the relationship between a building's total floor area and the area of the land or "parcel" it occupies. The DTT district features a FAR maximum of 2.0, which means the total floor area of a building can be twice as large as the area of land it occupies.