

GENERAL COMMERCIAL (GC)

The General Commercial Zoning District is established to support a diverse mix of office, medical, retail, service, and compatible commercial uses that serve both residents and visitors of Sumter. This district is intended to facilitate the development of businesses such as retail stores, restaurants, and service providers that meet community needs. Additionally, the uses permitted within the GC district will promote employment opportunities and economic vitality while minimizing land use conflicts, particularly between commercial and residential areas. Certain residential use types may be permitted as a Conditional Use.

Table B.4.4.4 GC District Development Standards Table		
Residential Development Standards		
Apply Standards in <i>Table B.3.6: Supplementary Residential Development Standards</i> for allowed residential uses.		
Single Family Detached, Single Family Attached, & Duplex Dwellings are <u>not permitted</u> in the GC District.		
Commercial Development Standards		
Building Height (Max) <i>Section B.12.C: Building Height</i>		60 ft.
Setbacks (Min) <i>Section B.12.E: Building Placement (Setbacks)</i>	Front (Street)	20 ft. ¹ 35 ft. (Local/Collector) ² 45 ft. (Arterial Streets) ³
	Side	30 ft. (Abutting Residential Districts and Planned Development Districts) 0 ft. (Abutting All Other Districts)
	Rear	30 ft. (Abutting Residential Districts and Planned Development Districts) 20 ft. (Abutting All Other Districts)
Lot <i>Section B.12.F: Lot Dimensions</i>	Width (Min)	Not Applicable
	Area (Min)	Not Applicable
	ISR (Max)	92%
Additional Standards	¹ 20 ft. is the required (min) front yard setback from all street types when off-street parking is located on the side or rear of the building(s). ² 35 ft. is the required front yard setback from local/collector streets when off-street parking located in front of the building(s). ³ 45 ft. is the required (min) front yard setback from arterial streets if parking is located in front of the building(s). 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>