

GENERAL RESIDENTIAL (GR)

The purpose of the GR district is to accommodate higher density residential development and a variety of housing types on small lots. This district is primarily intended to support the provision of housing in older, established areas of the City. It is not intended to support new large acreage residential tract development.

Table B.3.4 GR District Development Standards Table				
		Residential		Non-Residential
		<i>Single Family Detached</i>	<i>All Other Types</i>	
Building Height (Max) <i>Section B.12.C: Building Height</i>		35 ft.	See <i>Table B.3.6: Supplementary Residential Development Standards</i>	45 ft.
Residential Density (Max) <i>Section B.12.A: Density and Intensity</i>		8.7 Units/Acre		Not Applicable
Setbacks (Min) <i>Section B.12.E: Building Placement (Setbacks)</i>	Front (Street) ¹	35 ft. (Local/Collector) 45 ft. (Arterial)		35 ft. (Local/Collector) 45 ft. (Arterial)
	Side	8 ft.		25 ft.
	Rear	20 ft.		50 ft.
Lot <i>Section B.12.F: Lot Dimensions</i>	Width (Min)	50 ft.		Not Applicable
	Area (Individual Lot) (Min) ²	5,000 SF		Not Applicable
	ISR (Max)	45%	80%	
Additional Standards		<p>¹ Refer to <i>Section B.12.E.5: Alternative Front Setback Determinations</i> for alternate method of determining the front setback.</p> <p>² Refer to <i>Section B.16.4: Nonconforming Lots</i> if non-conforming lot of record for nonresidential and single-family detached dwelling uses. All other development types must meet minimum lot area requirements upon establishment.</p> <p>Refer to <i>Table B.8.1: Permitted Use Table</i> for permitted, conditional, and special exception uses allowed in this district.</p> <p>Alternate standards may be applicable if in Residential Infill Overlay District, See <i>Section B.11.6: Residential Infill Overlay District</i>.</p> <p>Refer to SC Building Code for distance minimum between buildings.</p>		

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>

Allowed in GR District with Conditional Use Approval

Table B.3.6 Supplementary Residential Development Standards Table

		Attached	Duplex	Triplex/ Quad	Suburban Townhome	Urban Townhome ¹	Suburban Multi-Family	Urban Multi-Family ¹
Building Height (Max) <i>Section B.12.C: Building Height</i>		35 ft.					60 ft.	60 ft. (75 ft. by Special Exception)
Residential Density (Max) <i>Section B.12.A: Density and Intensity</i>		14 Units/ Acre	10 Units/ Acre	16 Units/ Acre	14 Units/Acre	20 Units/Acre	16 Units/Acre	38 Units/Acre
Setbacks (Min) <i>Section B.12.E: Building Placement (Setbacks)</i>	Front (Street) ²	35 ft. (Local/Collector) 45 ft. (Arterial)			15 ft. ³	15 ft.	20 ft. ⁴	10 ft.
	Side	0 / 8 ft. ⁵	8 ft.	12 ft.	0 / 8 ft. ⁴		20 ft. ⁶	10 ft.
	Rear	20 ft.					25 ft. ⁷	15 ft.
Lot <i>Section B.12.F: Lot Dimensions</i>	Width (Min)	30 ft.	60 ft.	80 ft.	16 ft.		200 ft.	Not Applicable
	Area (Min)	3,000 SF (per unit)	8,000 SF (per structure)	10,000 SF (per structure)	2,000 SF (per unit)		Not Applicable	Not Applicable
	Site Area (Min)	Not Applicable			2 Acres	Not Applicable	2 Acres	Not Applicable
	ISR (Max)	45%	45%	60%	65%		60%	95%

Additional Standards

¹ Urban Townhomes and Urban Multi-family uses are only permitted in the Residential Infill Overlay District.

² Refer to *Section B.12.E.5: Alternative Front Setback Determinations* for alternate method of determining the front setback.

³ 15 ft. minimum front setback applies if parking is provided to the rear of the building, if parking area/garage is recessed, or common parking area is provided in lieu of conventional driveway or garage design. 35 ft. front setback applies to local/collector streets if this criteria is not met. 45 ft. front setback applies to arterial streets if this criteria is not met.

⁴ 20 ft. front setback if parking is located to side of rear of building. 35 ft. front setback if parking is located in front of building.

⁵ 0 ft. setback between units, 8 ft. setback between end of structure and side property lines.

⁶ 20 ft. side setback if not adjacent to single-family residential dwellings. 50 ft. side setback if adjacent to single-family residential dwellings.

⁷ 25 ft. rear setback if not adjacent to single-family residential dwellings. 50 ft. rear setback if adjacent to single-family residential dwellings.

Alternate standards may be applicable if in Residential Infill Overlay District, See Section B.11.6: Residential Infill Overlay District.

When multiple structures are on a single parcel (i.e. multi-family development), refer to SC Building Code for distance minimum between buildings.