

# PARKS AND INSTITUTIONAL GENERAL (IG)

The purpose of IG district is to accommodate institutional uses that require a unique approach due to their unconventional nature and or ownership patterns. Uses in this district primarily include colleges, primary schools and secondary schools, as well as specialized uses such as cultural facilities, parks and open space, as well as government offices. Uses within the IG district are typically arranged in a campus-style setting although not required. Development in this district may include the grouping of multiple institutional buildings, and inter-related public, private, and nonprofit development. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the institutional uses and surrounding residential areas. This district is not intended to restrict a campus-style approach where multiple uses or entities are organized under a unified master plan.

Table B.7.3 IG District Development Standards Table	
All Development Types	
<b>Building Height (Max)</b> <i>Section B.12.C: Building Height</i>	55 ft. 65' (By SE)
<b>Residential Density (Max) <sup>1</sup></b> <i>Section B.12.A: Density and Intensity</i>	6 Units/Acre
<b>Setbacks (Min) <sup>2</sup></b> <i>Section B.12.E: Building Placement (Setbacks)</i>	Front (Street) <span style="float: right;">15 ft.</span>
	Side <span style="float: right;">15 ft. (Interior Lot) 10 ft. (Corner Lot)</span>
	Rear <span style="float: right;">10 ft. (Interior Lot)</span>
<b>Lot <sup>3</sup></b> <i>Section B.12.F: Lot Dimensions</i>	Width (Min) <span style="float: right;">75 ft.</span>
	Area (Min) <span style="float: right;">7,500 SF</span>
	ISR (Max) <span style="float: right;">50%</span>
<b>Additional Standards</b>	<p><sup>1</sup> Where dormitories or similar are provided as part of the use (and approved as part of a master plan there shall be no density limit. All other residential uses in this district are limited to 6 Units/Acre and the R-9 development standards shall apply.</p> <p><sup>2</sup> For projects involving campuses where multiple uses or entities are organized under a unified master plan, setback requirements for common interior lot lines between the identified multiple uses or entities are not required. Written consent from all affected owners constituting the campus is required.</p> <p><sup>2</sup> Lot width, lot area, ISR requirements only apply to residential dwellings.</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>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>