

# LIMITED COMMERCIAL (LC)

The purpose of the LC district is intended to accommodate commercial development along major streets, while promoting land use compatibility by limiting the type and conditions of development. The LC district is designed to accommodate a mixture of commercial, public and institutional, office, and medical uses. Certain residential use types may be permitted as a Conditional Use.

Table B.4.3 LC 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 LC District.		
Commercial Development Standards		
<b>Building Height (Max)</b> <i>Section B.12.C: Building Height</i>	35 ft.	
<b>Setbacks (Min)</b> <i>Section B.12.E: Building Placement (Setbacks)</i>	Front (Street)	20 ft. <sup>1</sup> 35 ft. (Local/Collector) <sup>2</sup> 45 ft. (Arterial) <sup>3</sup>
	Side	30 ft. (Abutting Residential Districts and Planned Development Districts) 0 ft. (Abutting Nonresidential Districts)
	Rear	35 ft.
<b>Lot</b> <i>Section B.12.F: Lot Dimensions</i>	Width (Min)	40 ft.
	Area (Min)	Not Applicable
	ISR (Max)	80%
<b>Additional Standards</b>	<sup>1</sup> 20 ft. is the required front yard setback from arterial streets when off-street parking is located on the side or rear of the building(s).  <sup>2</sup> 35 ft. is the required front yard setback from local/collector streets when off-street parking located in front of the building(s).  <sup>3</sup> 45 ft. is the required 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>