

LIGHT INDUSTRIAL-WAREHOUSE (LI-W)

The purpose of the LI-W district is to permit light industrial, light manufacturing, wholesale/distribution, storage establishments, and other compatible uses of varying scales in an environment suited to such uses and operations while promoting land use compatibility both within and beyond the boundaries on the district.

Table B.5.1 LI-W District Development Standards Table		
All Development Types		
Building Height (Max) <i>Section B.12.C: Building Height</i>		60 ft.
Residential Density (Max) <i>Section B.12.A: Density and Intensity</i>		Residential Uses Not Permitted
Setbacks (Min) <i>Section B.12.E: Building Placement (Setbacks)</i>	Front (Street)	45 ft. (Arterial) 35 ft. (Local/Collector)
	Side	50 ft. (Abutting Residential Districts and Planned Development Districts) 15 ft. (Abutting All Other Districts)
	Rear	50 ft. (Abutting Residential Districts and Planned Development Districts) 25 ft. (Abutting All Other Districts)
Lot <i>Section B.12.F: Lot Dimensions</i>	Width (Min)	100 ft.
	Depth (Min) ¹	250 ft.
	ISR (Max)	80%
Additional Standards	¹ Linear feet is measured from front lot line to rear lot line. Where lot lines are not parallel, measure by drawing lines from front to rear lot lines, at right angles to the front lot line, every 10 ft. and averaging the length of these lines. 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>