

SINGLE-FAMILY LARGE LOT RESIDENTIAL (R-15)

The purpose of the R-15 district is to recognize the suburban character of portions of the City of Sumter where low density single-family residential development is the predominant living environment. This district is designed to support the use of land for single-family detached homes within a suburban setting, characterized by medium to large lot subdivisions with consistent housing types and densities. Regulations within this district aim to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of areas included within this district.

Table B.3.1 R-15 District Development Standards Table			
		Single Family Detached	Non-Residential
Building Height (Max) <i>Section B.12.C: Building Height</i>		35 ft.	45 ft.
Residential Density (Max) <i>Section B.12.A: Density and Intensity</i>		2.9 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)	
	Side	12 ft.	50 ft.
	Rear	25 ft.	50 ft.
Lot <i>Section B.12.F: Lot Measurements</i>	Width (Min) ²	100 ft.	125 ft.
	Area ² (Individual Unit) (Min)	15,000 SF	Not Applicable
	Impervious Surface Ratio (ISR) (Max)	40%	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. Measured in</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 the SC Building Code for minimum distance 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>