

# CITY OF SUMTER

Unified Development Ordinance

## Code Comparison Report

Chapter B — Zoning

Prepared by: Kimley-Horn | Date: May 2026 | Prepared for: City of Sumter

### DOCUMENT ORIENTATION

**Current Code** = City of Sumter Zoning and Development Standards Ordinance (January 2014, revised through November 2024), Articles 1-10.

**Proposed Draft** = City of Sumter UDO Chapter B: Zoning (Draft May 1, 2026). Sections B.1-B.16.

*All section references use the numbering as it appears in each respective document.*

### Purpose of This Report

This Code Comparison Report documents all differences identified between the Current Code and Chapter B of the Proposed UDO Draft, prepared by Kimley-Horn for use in staff reports, public hearings, and applicant guidance.

**How to read:** Deleted language in **dark red**. Added language in **dark green**. Modifications in **purple**.

## SECTION 1 — COMPLETE LIST OF CHANGES

**Total Changes: 45 | Additions: 16 | Deletions: 8 | Modifications: 21**

*All changes listed in document order. Deleted language in Original Language column; added language in Revised Language column.*

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
1	B.1 — Purpose & Authority	<b>Addition</b>	—	<i>The purpose of this Section is to define development standards for zoning districts within the City. All land within the City's zoning districts shall be developed in accordance with the standards and regulations in this Section and applicable Sections of this UDO.</i>	A new standalone Purpose and Authority section added as B.1. The Current Code had no equivalent dedicated purpose section for its zoning district article.
2	B.2 — Zoning District List Reorganized into 5 Categories	<b>Modification</b>	<i>Article 2.A: Districts listed without formal categories: R-15, R-9, R-6, GR, RMF, PO, NC, LC, GC, CBD, LI-W, HI, CP, AC, PD (14 base districts, no formal category grouping).</i>	<i>Table B.2.1: 5 categories — Residential (R-15,R-9,R-6,GR,RMF), Commercial (PO,NC,LC,GC), Industrial (LI-W,HI), Special Purpose (AC,CP,SAFB), Mixed Use (DTC,IG,DTT,PD). 18 total base districts.</i>	District list reorganized into 5 formal categories. CBD eliminated; new districts DTC, DTT, IG, and SAFB added.
3	B.2 — Official Zoning Map Authentication	<b>Modification</b>	<i>The Official Zoning and Development Standards Map shall be identified by the signature of the Mayor of the City of Sumter, and attested to by the City Clerk.</i>	<i>The official zoning map(s) are declared to be part of this Ordinance. No Mayor signature or City Clerk attestation referenced.</i>	Mayor's signature and City Clerk attestation requirement for the Official Zoning Map removed.
4	B.2 — FEMA FIRM Map Adoption Language Deleted	<b>Deletion</b>	<i>FEMA Flood Insurance Rate Maps Community-Panel Numbers 450184 001-0004 Map Revised December 18, 1981, and Community Panel Numbers 450182 0025-</i>	—	Specific FEMA FIRM panel adoption language deleted from the zoning map section.

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			<i>0275 Effective Date January 5, 1989, are hereby adopted for use in the implementation of this Ordinance.</i>		
5	B.2 — 2-Acre Minimum for Separate Zoning District Deleted	<b>Deletion</b>	<i>No area of land shall be zoned as a separate zoning district unless it contains a minimum of 2 acres of contiguous land area.</i>	—	The 2-acre minimum area requirement for creating a free-standing zoning district has been deleted with no replacement.
6	B.2 — Annexation Zoning Cross-Referenced to Chapter A	<b>Modification</b>	<i>All territory annexed to the City shall be classified automatically in the zoning it was previously zoned in unincorporated Sumter County. The applicant or City Council may designate a compatible district at annexation.</i>	<i>Amendments to the Official Zoning Map(s) resulting from annexation shall follow the procedures in Section A.1.8 Annexations.</i>	Detailed annexation zoning provisions removed from Chapter B and cross-referenced to Section A.1.8 in the Administration chapter.
7	B.3 — Residential Districts General Purpose Statement Added	<b>Addition</b>	—	<i>The residential zoning districts are intended to provide a safe and healthy environment for residents to live. Purposes include implementing the Comprehensive Plan, permitting a variety of residential uses, offering a range of densities, ensuring adequate light and air, preserving community character, and discouraging incompatible uses.</i>	New general purpose statement added for all residential districts at the beginning of Section B.3.
8	B.3.1/B.3.2 — R-15 and R-9 Purpose Statements Split; Work-from-Home	<b>Modification</b>	<i>3.b.1.: Combined purpose statement for both R-15 and R-9, recognizing</i>	<i>Separate purpose statements: R-15 (B.3.1) recognizes suburban character with low-density single-family development on medium-to-large lots.</i>	The combined R-15/R-9 purpose statement has been split into two distinct purpose statements. Work-

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
	Language Removed		<i>the essential suburban living environment; included language permitting work-from-home activities.</i>	<i>R-9 (B.3.2) recognizes medium-density single-family environment with variety of housing types. Work-from-home language removed from both.</i>	from-home language removed from both districts.
9	B.3.1 — R-15 Minimum Lot Depth (120 ft.) Deleted	<b>Deletion</b>	<i>Minimum Lot Depth: 120 feet (R-15 district development standards table).</i>	—	The 120-foot minimum lot depth requirement in the R-15 district has been deleted. No lot depth minimum appears in the R-15 standards table in the Proposed Draft.
10	B.3.1 — R-15 Non-Residential ISR Increased from 40% to 80%	<b>Modification</b>	<i>Maximum Impervious Surface Ratio for Non-Residential uses in R-15: 40%.</i>	<i>Impervious Surface Ratio for Non-Residential uses in R-15: 80%.</i>	The maximum ISR for non-residential uses in the R-15 district has been doubled from 40% to 80%.
11	B.3.2 — R-9 Development Standards Table Condensed	<b>Modification</b>	<i>R-9 development standards table with individual columns for Single Family Detached, Attached Single Family, Duplex, Triplex, Quadplex, Suburban Townhomes, and Urban-Suburban Multi-Family.</i>	<i>R-9 development standards table condensed to two columns: Single Family Detached and All Other Types. Supplementary standards for other housing types in Table B.3.6.</i>	R-9 district development standards table simplified from multiple housing-type columns to a two-column format. Non-single-family standards consolidated in Table B.3.6.
12	B.3 — Minimum Lot Depth Removed from Residential District Tables	<b>Deletion</b>	<i>Minimum lot depth requirements in selected residential district development standards tables of the Current Code.</i>	—	Minimum lot depth requirements removed from all residential district development standards tables in the Proposed Draft.
13	B.3.4 — GR District: Large Acreage Tract Restriction Added to Purpose	<b>Modification</b>	<i>Purpose: To accommodate higher density residential development and a variety of</i>	<i>Purpose: To accommodate higher density residential development on small lots, primarily supporting housing in older,</i>	GR district purpose expanded to explicitly restrict it from being used for new large-acreage

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			<i>housing types on small lots.</i>	<i>established areas. It is not intended to support new large acreage residential tract development.</i>	residential tract development, limiting it to older, established areas.
14	B.3.6 — Supplementary Residential Development Standards Table Added	<b>Addition</b>	—	<i>Table B.3.6: Consolidated standards for Attached, Duplex, Triplex/Quad, Suburban Townhome, Urban Townhome, Suburban Multi-Family, and Urban Multi-Family housing types. Urban Townhomes and Urban Multi-Family are only permitted in the Residential Infill Overlay District.</i>	New consolidated supplementary residential development standards table added. Urban housing types restricted exclusively to the Residential Infill Overlay District.
15	B.3.7 — Manufactured Home Supplementary Development Standards Table Added	<b>Addition</b>	—	<i>Table B.3.7: Dedicated development standards for Manufactured Homes on individual lots and Manufactured Home Parks. Includes note: an ADU shall not be established on a lot where a manufactured home is the principal use.</i>	New dedicated manufactured home supplementary standards table added. ADUs explicitly prohibited on manufactured home lots.
16	B.4.1 — PO District Side Setback from Residential Reduced from 30 ft. to 25 ft.	<b>Modification</b>	<i>Side Yard Setback from abutting Residential Districts: 30 ft. (Note: 5 feet from non-residential districts).</i>	<i>Side Setback: 25 ft. (abutting Residential Districts and Planned Development Districts); 5 ft. (abutting All Other Districts).</i>	PO district non-residential side setback from abutting residential districts reduced from 30 feet to 25 feet.
17	B.4 — CBD District Entirely Eliminated	<b>Deletion</b>	<i>Section 3.j — CBD: Promotes concentration and vitality of commercial and residential development in Downtown Sumter. Building height max 90 ft., ISR 100%, no setbacks required, off-street parking not required except for residential uses.</i>	—	The Central Business District (CBD) has been entirely eliminated. Its place is taken by DTC (Downtown Core) and DTT (Downtown Transitional) in Section B.7.
18	B.5.1 — LI-W Side Setback from Residential	<b>Modification</b>	<i>Side Yard Setback from abutting</i>	<i>Side Setback: 50 ft. (abutting Residential Districts and Planned</i>	LI-W district side setback from abutting

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
	Reduced from 100 ft. to 50 ft.		<i>Residential Districts: 100 ft. From other Districts not Residential: 15 ft.</i>	<i>Development Districts); 15 ft. (abutting All Other Districts).</i>	residential districts reduced from 100 feet to 50 feet. Non-residential side setback of 15 feet retained.
19	B.5.1/B.5.2 — Industrial Minimum Lot Depth and Lot Area Deleted	<b>Deletion</b>	<i>LI-W and HI districts: Minimum Lot Depth 250 feet; Minimum Lot Area 1 acre.</i>	—	The 250-foot minimum lot depth and 1-acre minimum lot area requirements removed from both LI-W and HI district standards tables.
20	B.6.3 — SAFB District Added as New Special Purpose District	<b>Addition</b>	—	<i>Section B.6.3 SAFB: Recognizes and supports major U.S. military facilities. No use, dimensional, or intensity standards apply. If SAFB land is conveyed to private ownership, it defaults to IG district standards until rezoned through Section 3.2.A.</i>	A new Shaw Air Force Base (SAFB) district added as a Special Purpose district. Private conveyance of SAFB land automatically defaults to IG zoning.
21	B.7 — Mixed Use Districts Category Added	<b>Addition</b>	—	<i>New Mixed Use Districts category (Section B.7) encompasses DTC, IG, DTT, and PD. Mixed use districts aim to enhance land use efficiency, promote walkability, and create vibrant communities by integrating various uses in close proximity.</i>	Mixed Use Districts is a new organizational category. The Current Code had no Mixed Use district category; DTC, DTT, and IG did not exist.
22	B.7.1 — DTC (Downtown Core) District Added	<b>Addition</b>	—	<i>DTC: Height max 90 ft.; no front, side, or rear setbacks; ISR 100%; buildings directly abut the sidewalk and share common walls. Density not regulated by units/acre but by height and required residential parking. Subject to Downtown Design Review District (B.11.8).</i>	The DTC replaces the CBD with equivalent dimensional standards but adds explicit sidewalk abutment and shared wall language, shifts density regulation, and adds a design review overlay requirement.
23	B.7.2 — DTT (Downtown Transitional) District Added	<b>Addition</b>	—	<i>DTT: Height max 55 ft. (75 ft. by SE); density 10 units/acre (15 by SE); build-to zone setbacks 0-20 ft. front, 0-10 ft. side,</i>	The DTT is a new district serving as a gateway to the DTC, introducing build-to zones, FAR regulation,

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				0-50 ft. rear; FAR max 2.0; ISR 75%.	and tiered height limits.
24	B.7.3 — IG (Parks and Institutional General) District Added	<b>Addition</b>	—	<i>IG: Height max 55 ft. (65 ft. by SE); residential density max 6 units/acre (no limit for campus dormitories under unified master plan); setbacks 15/15/10 ft.; interior lot line setbacks waived for unified campus master plans with written owner consent; ISR 50%.</i>	The IG district is a new Mixed Use district for institutional and campus-style uses. A campus master plan provision waives interior lot line setbacks for unified multi-owner campus developments.
25	B.7.4 — PD District: 2-Acre Minimum Area Added	<b>Modification</b>	<i>Article 3.p PD provisions did not state an explicit minimum acreage requirement.</i>	<i>A PD must consist of at least 2 acres of contiguous land area.</i>	A new 2-acre minimum area requirement added for Planned Development applications.
26	B.7.4 — PD Administrative Procedures Cross-Referenced to Chapter A	<b>Modification</b>	<i>Article 3.p.5-3.p.10 contained detailed PD review and approval procedures, open space requirements (25% of project area), development standards, and conditions.</i>	<i>Planning Requirements: Requests processed pursuant to Section A.3.C: Planned Development District. Formal site plan or subdivision submissions pursuant to Section A.3.3 required for development within an approved PD.</i>	Detailed PD procedural standards and open space requirements removed from Chapter B and cross-referenced to Chapter A.
27	B.8.1 — Comprehensive Permitted Use Table Rebuilt	<b>Modification</b>	<i>Exhibit 3-5: Uses organized by NAICS code across 14 districts (R-15 through CP plus CBD), classified as P, C, or S.</i>	<i>Table B.8.1: Uses organized by descriptive category across 16 districts (DTC, DTT, IG added; CBD removed). NAICS codes removed. Categories: Agricultural, Residential, Public/Institutional, Commercial Retail, Industrial/Manufacturing, Personal Services, Medical/Office, Recreation/Entertainment Utilities. New use types include Data Centers, Solar Farms, Urban Townhomes, Urban Multi-Family, Cottage Courts, Special Events Facilities, Outdoor Concert Venues.</i>	Permitted use table completely rebuilt: 16 districts, descriptive categories replace NAICS codes, multiple new use types added.

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28	B.8.2 — ZA Use Interpretation Authority for Unlisted Uses Added	<b>Addition</b>	—	<i>The Zoning Administrator shall determine which listed use classification a proposed non-listed use most closely aligns with. The ZA may use industrial classification codes as a reference and may refer a determination to the BZA. Appeals per Section A.3.4.C.</i>	Formal ZA use interpretation authority added for uses not listed in the Permitted Use Table. The Current Code had no equivalent explicit procedure.
29	B.9 — Comprehensive Use Standards Section Added	<b>Addition</b>	<i>Articles 4 and 5 of the Current Code contained supplementary standards for some uses distributed across multiple articles without a consolidated use-by-use framework.</i>	<i>Section B.9 provides use-specific standards for over 90 named uses in 11 subsections (B.9.1 Agricultural through B.9.11 Manufacturing Special Performance Standards). Each use includes definition, accessory uses, examples, and use-specific standards.</i>	Comprehensive use standards section added as a standalone section, consolidating and substantially expanding standards previously distributed across Articles 4 and 5.
30	B.9.11 — Manufacturing Compliance Guarantee and Standardized Noise Measurement Added	<b>Modification</b>	<i>Article 4 of the Current Code contained manufacturing performance standards without a compliance guarantee requirement or standardized noise measurement methodology.</i>	<i>Section B.9.11 requires: (1) Applicant must sign a written compliance guarantee before permit issuance. (2) Noise measured in A-weighted decibels (dBA) using a Type 1 SLM, FAST response, minimum 15-second sampling, minimum 3 samples, measured at the lot line. Daytime max: 80 dBA; Nighttime max: 60 dBA.</i>	Manufacturing performance standards expanded to require written compliance guarantee and a standardized A-weighted decibel noise measurement protocol.
31	B.11 — Overlay Districts Consolidated; Swan Lake Overlay Not Carried Forward	<b>Modification</b>	<i>Overlay districts spread across Article 1 (Swan Lake at 1.L, Hampton Park, Downtown Historic) and Article 3 (Airfield Compatibility, Range Compatibility). Swan Lake Overlay District protected Swan Lake and surroundings.</i>	<i>Section B.11 consolidates all overlay districts: ACD (B.11.1), RCD (B.11.2), NA (B.11.3), Sumter County Airport Overlay (B.11.4), Corridor Protection District (B.11.5), Residential Infill Overlay District (B.11.6), Hampton Park Design Review (B.11.7), Downtown Design Review (B.11.8). Swan Lake Overlay District not included.</i>	All overlay districts consolidated into Section B.11. The Swan Lake Overlay District is not carried forward. A new Residential Infill Overlay District added.
32	B.11.6 — Residential Infill	<b>Addition</b>	—	<i>Residential Infill Overlay District (RI): Alternative setbacks via Comparative</i>	The Residential Infill Overlay District is a new

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	Overlay District Added			<i>Sample Analysis (4+ buildings within 300 ft.; front not less than smallest in sample but min. 10 ft.; side min. 5 ft.; rear not less than smallest in sample but min. 10 ft.). Exclusively permits Urban Townhomes, Urban Multi-Family, and Cottage Courts. Conversion of pre-November 2023 SFD structures to duplex/triplex/quadplex permitted.</i>	overlay providing context-sensitive setbacks via Comparative Sample Analysis and exclusively permitting Urban Townhomes, Urban Multi-Family, and Cottage Courts.
33	B.12 — Dimensional Requirements Section Consolidated	<b>Addition</b>	<i>Dimensional standards embedded within individual district sections in Article 3. No consolidated dimensional requirements section. No illustrative figures.</i>	<i>Section B.12 consolidates all dimensional standards: density calculation (B.12.A), ISR definition (B.12.B), building height (B.12.C), story measurement (B.12.D), setbacks (B.12.E), lot measurements (B.12.F), frontage/build-to (B.12.I), encroachments for DTC/DTT (B.12.J). Nine illustrative figures (Figures B.12.1-B.12.9).</i>	New standalone dimensional requirements section consolidates all measurement definitions and calculation methods. Includes 9 new illustrative figures.
34	B.12.D — Per-Story Height Maximums Added	<b>Addition</b>	—	<i>Ground floor (first story) maximum height: 20 feet. Each additional story maximum: 15 feet. Exceptions for single-family detached homes, industrial, warehouse/distribution, and certain flex uses. Habitable rooftop spaces (active eating area, pool, rooftop lounge) count as a story.</i>	New per-story height maximums added: 20 feet for the ground floor, 15 feet per upper story. Habitable rooftop spaces count as a story.
35	B.13 — Accessory Uses Consolidated; Formal ADU Section Added	<b>Modification</b>	<i>Article 4 permitted Accessory Apartments as a listed use. Standards were minimal; no size-by-lot-area table, no ownership transfer restriction, and no dedicated ADU procedure section existed.</i>	<i>Section B.13.4: Dedicated ADU section. Standards: permanent foundation only, no manufactured home ADUs, 1 ADU per lot, 1 additional parking space, separate external entrance, non-transferable ownership, no ADU on manufactured home lots. Table B.13.4 size limits by lot size: over 15,000 sf = 1,000 sf max; 9,000-15,000 sf = 800 sf</i>	Accessory Apartment provisions replaced by a formal ADU framework with tiered size limits by lot area, ownership restrictions, and dedicated application procedure.

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				<i>max; under 9,000 sf = 600 sf max. Section B.13.5: ADU application procedure.</i>	
36	B.14 — Temporary Uses Reorganized; Special Event Permit Category Added	Modification	<i>Article 5.c contained temporary use provisions. Special events required Business License Department permit for concession operators only. No Special Event Permit category from City Administration existed.</i>	<i>Section B.14 reorganizes temporary uses with Temporary Use Table (Table B.14.2) by district. New Special Event Permit (SP) category requires City Administration Department approval and final City Manager approval.</i>	Temporary uses reorganized with a comprehensive Temporary Use Table. New Special Event Permit designation adds City Administration and City Manager approval requirements.
37	B.15 — Food Trucks & Mobile Vending New Standalone Section	Addition	<i>Article 5.c.j: Mobile Vendors permitted as Temporary Use only in GC, LC, LI-W, and HI. No explicit ROW prohibition. No comprehensive standalone food truck section.</i>	<i>Section B.15: Food trucks PROHIBITED from operating in public rights-of-way (streets, sidewalks, alleys). Permitted in LC, GC, DTT, IG, LI-W, HI via Temporary Use Table. Annual zoning approval with SCDOA permit required. Hours 7:00 am-12:00 am. Tobacco and vaping products banned from sale.</i>	Mobile vending elevated from brief temporary use provision to comprehensive standalone section. Key addition: explicit prohibition on operating in public rights-of-way. Permitted districts expanded to include DTT and IG.
38	B.16.1 — Nonconformity Policy Orientation Shifted	Modification	<i>6.a.1.: The goal is not to encourage the persistence of nonconformities, but to ease the burden on property owners and eventually to ensure that all zoning uses, structures, and lots comply with the requirements of this Ordinance.</i>	<i>B.16.1: It is the general policy of the City to allow nonconformities to continue to exist. The purpose is to recognize the interests of property owners in continuing to use the land, but to preclude the expansion of a nonconformity and establish reasonable parameters for reconstruction or reestablishment.</i>	Policy orientation shifted from eventual-compliance language to a declared policy of allowing nonconformities to continue to exist while precluding expansion.
39	B.16.2 — Accidental Destruction	Modification	<i>6.b.3.: If a Nonconforming Use is</i>	<i>B.16.2: If a Nonconforming Use is discontinued due to fire or</i>	Period to reestablish a nonconforming

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	Reestablishment Period Extended from 6 to 12 Months		<i>discontinued due to fire or other natural causes, the Nonconforming Use may be reestablished within 6 months after the fire or other natural cause.</i>	<i>other natural causes, the Nonconforming Use may be reestablished within 12 months after the fire or other natural cause.</i>	use after accidental destruction extended from 6 months to 12 months.
40	B.16.2 — Change of Nonconforming Use: NAICS Reference Replaced with 'Classification'	Modification	<i>6.e.1.: A nonconforming use may be changed to another nonconforming use of the same NAICS classification.</i>	<i>B.16.2: A nonconforming use may be changed to another nonconforming use of the same classification.</i>	Reference to NAICS codes for determining permissible changes between nonconforming uses replaced with generic term 'classification,' consistent with removal of NAICS codes from the Permitted Use Table.
41	B.16.3 — Discontinuance Definition: 'Voluntary' Qualifier Added	Modification	<i>Discontinuance (Nonconforming Sites): the discontinuance or cessation of operations or business activity at a structure for a continuous period of not less than 18 months.</i>	<i>Discontinuance (Nonconforming Sites): the voluntary termination or cessation of a use or activity on a nonconforming site for a continuous period of not less than 18 months.</i>	The word 'voluntary' added to the Discontinuance definition for nonconforming sites. The 18-month period is retained.
42	B.16.3 — 'Incapable of Compliance / Maximum Extent Practicable' Provision Deleted	Deletion	<i>6.c.5.: Nonconforming Sites Incapable of Compliance. Sites, lots, or parcels that are physically constrained from complying with Development Standards shall comply to the maximum extent practicable, as determined by the Zoning Administrator.</i>	—	Provision allowing physically constrained nonconforming sites to comply only to the maximum extent practicable deleted with no replacement.
43	B.16.4 — R-6 and R-9	Deletion	<i>6.d.1. Exceptions: (a)</i>	—	Special exceptions

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
	Nonconforming Lot Width Exceptions Deleted		<i>R-6: Qualifying lots with at least 5,000 sq. ft. of lot area do not have to meet the minimum lot width standard. (b) R-9: Qualifying lots with at least 8,000 sq. ft. of lot area do not have to meet the minimum lot width standard.</i>		allowing nonconforming lots in R-6 (5,000 sq. ft.) and R-9 (8,000 sq. ft.) to develop without meeting minimum lot width requirements have been deleted.
44	B.16.4 — Mandatory Adjacent Lot Combination Rule Added	<b>Addition</b>	—	<i>If a project on a nonconforming lot cannot meet minimum building setback requirements, and the owner also owns an adjacent lot sharing a common parcel boundary (unseparated by public right-of-way) that could be combined to achieve setback compliance, the owner must combine the two lots prior to undertaking a building project.</i>	New mandatory lot combination rule: property owners must combine adjacent lots if combining would allow the nonconforming lot to achieve building setback compliance.
45	B.16.5 — Nonconforming Manufactured Homes: Age/Design Standard Note Added	<b>Modification</b>	<i>6.f.1.: Any legally established manufactured home within the City may be moved to another property within City jurisdiction in accordance with applicable zoning district development standards.</i>	<i>Same provision retained, with added Note: Manufactured homes that do not conform with the age and design standards in Section B.9.2.J may still be moved to another property within City jurisdiction subject to all other applicable zoning district development standards.</i>	Clarifying note added confirming that manufactured homes failing age and design standards may still be relocated within the City subject to other applicable zoning standards.

## SECTION 2 — SIGNIFICANT CHANGES

31 changes identified as substantively significant.

The number in each entry heading corresponds to the row number in Section 1.

### 1. Amendment #1 — B.1 — Purpose & Authority

**Type: Addition**

**Why It Is Significant:** This is a new introductory provision establishing the legal basis and scope of Chapter B. The Current Code lacked a standalone purpose statement for the zoning district article (Article 3). It clarifies the chapter's authority and cross-references the Comprehensive Plan and other UDO sections.

**Change Summary:** **Deleted:** *(none)*. **Added:** *The purpose of this Section is to define development standards for zoning districts within the City. All land within the City's zoning districts shall be developed in accordance with the standards and regulations in this Section and applicable Sections of this UDO.*

### 2. Amendment #2 — B.2 — Zoning District List Reorganized into 5 Categories

**Type: Modification**

**Why It Is Significant:** The CBD is eliminated and replaced by DTC and DTT. IG and SAFB are entirely new. This fundamentally changes how downtown and institutional lands are regulated, requiring formerly CBD-zoned parcels to be mapped to DTC or DTT under new standards.

**Change Summary:** **Deleted:** *Article 2.A: Districts listed without formal categories: R-15, R-9, R-6, GR, RMF, PO, NC, LC, GC, CBD, LI-W, HI, CP, AC, PD (14 base districts, no formal category grouping).* **Added:** *Table B.2.1: 5 categories — Residential (R-15,R-9,R-6,GR,RMF), Commercial (PO,NC,LC,GC), Industrial (LI-W,HI), Special Purpose (AC,CP,SAFB), Mixed Use (DTC,IG,DTT,PD). 18 total base districts.*

### 5. Amendment #5 — B.2 — 2-Acre Minimum for Separate Zoning District Deleted

**Type: Deletion**

**Why It Is Significant:** Removing the 2-acre minimum could allow smaller parcels to receive their own zoning classifications, increasing flexibility but also raising spot zoning concerns. The previous provision guarded against narrow, parcel-specific rezoning.

**Change Summary:** **Deleted:** *No area of land shall be zoned as a separate zoning district unless it contains a minimum of 2 acres of contiguous land area.* **Added:** *(none)*.

### 9. Amendment #9 — B.3.1 — R-15 Minimum Lot Depth (120 ft.) Deleted

**Type: Deletion**

**Why It Is Significant:** Eliminating the minimum lot depth removes a constraint shaping lot configuration in the City's most suburban low-density district. Developers gain flexibility in lot design, potentially permitting shorter, wider lots than the Current Code allowed, which could alter the character of new R-15 subdivisions.

**Change Summary:** **Deleted:** *Minimum Lot Depth: 120 feet (R-15 district development standards table).* **Added:** *(none)*.

### 10. Amendment #10 — B.3.1 — R-15 Non-Residential ISR Increased from 40% to 80%

**Type: Modification**

**Why It Is Significant:** Doubling the allowable ISR for non-residential uses in R-15 substantially changes what institutional and non-residential uses can build in the City's low-density suburban

residential district. This could result in significantly more paved area in R-15 neighborhoods for schools, churches, and other non-residential uses.

**Change Summary:** **Deleted:** *Maximum Impervious Surface Ratio for Non-Residential uses in R-15: 40%..*  
**Added:** *Impervious Surface Ratio for Non-Residential uses in R-15: 80%..*

### 13. Amendment #13 — B.3.4 — GR District: Large Acreage Tract Restriction Added to Purpose

**Type:** **Modification**

**Why It Is Significant:** The prohibition on large acreage residential tract development limits GR to infill and established-neighborhood contexts. This prevents GR from being applied as a greenfield density vehicle, preserving its intended character as an older-neighborhood district.

**Change Summary:** **Deleted:** *Purpose: To accommodate higher density residential development and a variety of housing types on small lots..* **Added:** *Purpose: To accommodate higher density residential development on small lots, primarily supporting housing in older, established areas. It is not intended to support new large acreage residential tract development..*

### 14. Amendment #14 — B.3.6 — Supplementary Residential Development Standards Table Added

**Type:** **Addition**

**Why It Is Significant:** This table creates a single reference for all multi-family and attached housing types. Critically, Urban Townhomes and Urban Multi-Family are exclusively allowed within the Residential Infill Overlay District, making overlay district membership a geographic prerequisite for these housing forms.

**Change Summary:** **Deleted:** *(none).* **Added:** *Table B.3.6: Consolidated standards for Attached, Duplex, Triplex/Quad, Suburban Townhome, Urban Townhome, Suburban Multi-Family, and Urban Multi-Family housing types. Urban Townhomes and Urban Multi-Family are only permitted in the Residential Infill Overlay District..*

### 16. Amendment #16 — B.4.1 — PO District Side Setback from Residential Reduced from 30 ft. to 25 ft.

**Type:** **Modification**

**Why It Is Significant:** Reducing the PO side setback from residential districts from 30 to 25 feet narrows the required buffer between professional office development and adjacent residential neighborhoods, directly affecting building placement compatibility.

**Change Summary:** **Deleted:** *Side Yard Setback from abutting Residential Districts: 30 ft. (Note: 5 feet from non-residential districts)..* **Added:** *Side Setback: 25 ft. (abutting Residential Districts and Planned Development Districts); 5 ft. (abutting All Other Districts)..*

### 17. Amendment #17 — B.4 — CBD District Entirely Eliminated

**Type:** **Deletion**

**Why It Is Significant:** Eliminating the CBD requires formerly CBD-zoned properties to be mapped to DTC or DTT. The transition moves downtown regulation from a single-district framework to a two-tier mixed-use approach with different height, density, and build-to requirements for each tier.

**Change Summary:** **Deleted:** *Section 3.j — CBD: Promotes concentration and vitality of commercial and residential development in Downtown Sumter. Building height max 90 ft., ISR 100%, no setbacks required, off-street parking not required except for residential uses..* **Added:** *(none).*

**18. Amendment #18 — B.5.1 — LI-W Side Setback from Residential Reduced from 100 ft. to 50 ft.****Type: Modification**

**Why It Is Significant:** Cutting the LI-W residential side buffer in half significantly reduces separation between light industrial/warehouse development and residential neighborhoods, potentially affecting noise, light, and land use compatibility in transition areas.

**Change Summary:** **Deleted:** *Side Yard Setback from abutting Residential Districts: 100 ft. From other Districts not Residential: 15 ft..* **Added:** *Side Setback: 50 ft. (abutting Residential Districts and Planned Development Districts); 15 ft. (abutting All Other Districts)..*

**20. Amendment #20 — B.6.3 — SAFB District Added as New Special Purpose District****Type: Addition**

**Why It Is Significant:** Formalizing SAFB as a named district clarifies how military land is treated on the zoning map. The provision that SAFB land conveyed to private ownership defaults to IG is a new policy with significant future land-use implications if any base land is ever privately transferred.

**Change Summary:** **Deleted:** *(none).* **Added:** *Section B.6.3 SAFB: Recognizes and supports major U.S. military facilities. No use, dimensional, or intensity standards apply. If SAFB land is conveyed to private ownership, it defaults to IG district standards until rezoned through Section 3.2.A..*

**21. Amendment #21 — B.7 — Mixed Use Districts Category Added****Type: Addition**

**Why It Is Significant:** Creating a dedicated Mixed Use Districts category signals a policy shift toward walkable mixed-use development for downtown and institutional areas. Grouping PD with downtown and institutional districts establishes a new paradigm for high-intensity multi-use environments.

**Change Summary:** **Deleted:** *(none).* **Added:** *New Mixed Use Districts category (Section B.7) encompasses DTC, IG, DTT, and PD. Mixed use districts aim to enhance land use efficiency, promote walkability, and create vibrant communities by integrating various uses in close proximity..*

**22. Amendment #22 — B.7.1 — DTC (Downtown Core) District Added****Type: Addition**

**Why It Is Significant:** While DTC adopts CBD-equivalent dimensional standards, codifying sidewalk abutment and common walls establishes form-based urban design requirements. All DTC development requires a Certificate of Appropriateness from the Design Review Board (Section A.3.5), adding a new procedural requirement for downtown development.

**Change Summary:** **Deleted:** *(none).* **Added:** *DTC: Height max 90 ft.; no front, side, or rear setbacks; ISR 100%; buildings directly abut the sidewalk and share common walls. Density not regulated by units/acre but by height and required residential parking. Subject to Downtown Design Review District (B.11.8)..*

**23. Amendment #23 — B.7.2 — DTT (Downtown Transitional) District Added****Type: Addition**

**Why It Is Significant:** DTT introduces concepts absent from the Current Code: build-to zones (both minimum and maximum setbacks enforced), FAR regulation, and tiered height allowances. Properties in downtown transition areas will face fundamentally different standards governing building placement and intensity.

**Change Summary:** **Deleted:** *(none).* **Added:** *DTT: Height max 55 ft. (75 ft. by SE); density 10 units/acre (15 by SE); build-to zone setbacks 0-20 ft. front, 0-10 ft. side, 0-50 ft. rear; FAR max 2.0; ISR 75%..*

**24. Amendment #24 — B.7.3 — IG (Parks and Institutional General) District Added****Type: Addition**

**Why It Is Significant:** The campus master plan provision waiving interior lot line setbacks is a significant flexibility tool for colleges, schools, hospitals, and government campuses. IG fills a gap in the Current Code where institutional campus development had no dedicated regulatory framework.

**Change Summary:** **Deleted:** *(none)*. **Added:** *IG: Height max 55 ft. (65 ft. by SE); residential density max 6 units/acre (no limit for campus dormitories under unified master plan); setbacks 15/15/10 ft.; interior lot line setbacks waived for unified campus master plans with written owner consent; ISR 50%.*

**25. Amendment #25 — B.7.4 — PD District: 2-Acre Minimum Area Added****Type: Modification**

**Why It Is Significant:** Adding an explicit 2-acre minimum prevents small parcels from using the PD mechanism without assemblage and codifies a floor for PD use, reducing the potential for piecemeal PD applications on small individual lots.

**Change Summary:** **Deleted:** *Article 3.p PD provisions did not state an explicit minimum acreage requirement.* **Added:** *A PD must consist of at least 2 acres of contiguous land area.*

**27. Amendment #27 — B.8.1 — Comprehensive Permitted Use Table Rebuilt****Type: Modification**

**Why It Is Significant:** The rebuilt table is operationally one of the most significant changes in Chapter B. Staff and applicants must navigate a completely redesigned matrix without NAICS codes. New use types with district restrictions require careful analysis: Urban Townhomes, Urban Multi-Family, and Cottage Courts are restricted to the Residential Infill Overlay District.

**Change Summary:** **Deleted:** *Exhibit 3-5: Uses organized by NAICS code across 14 districts (R-15 through CP plus CBD), classified as P, C, or S.* **Added:** *Table B.8.1: Uses organized by descriptive category across 16 districts (DTC, DTT, IG added; CBD removed). NAICS codes removed. Categories: Agricultural, Residential, Public/Institutional, Commercial Retail, Industrial/Manufacturing, Personal Services, Medical/Office, Recreation/Entertainment, Utilities. New use types include Data Centers, Solar Farms, Urban Townhomes, Urban Multi-Family, Cottage Courts, Special Events Facilities, Outdoor Concert Venues.*

**28. Amendment #28 — B.8.2 — ZA Use Interpretation Authority for Unlisted Uses Added****Type: Addition**

**Why It Is Significant:** Formalizing ZA authority to interpret unlisted uses provides a clear administrative process for emerging and unusual use types, closing a gap in the Current Code. The added appeal route to the BZA provides a check on ZA determinations.

**Change Summary:** **Deleted:** *(none)*. **Added:** *The Zoning Administrator shall determine which listed use classification a proposed non-listed use most closely aligns with. The ZA may use industrial classification codes as a reference and may refer a determination to the BZA. Appeals per Section A.3.4.C.*

**29. Amendment #29 — B.9 — Comprehensive Use Standards Section Added****Type: Addition**

**Why It Is Significant:** B.9 brings detailed requirements for all listed uses into one organized location, improving usability. Many use standards are substantively expanded or newly added: data centers (with noise, electrical, and water utility requirements), sexually oriented businesses, outdoor concert venues, and special events facilities represent new or greatly expanded regulatory frameworks.

**Change Summary:** **Deleted:** *Articles 4 and 5 of the Current Code contained supplementary standards for some uses distributed across multiple articles without a consolidated use-by-use framework..* **Added:** *Section B.9 provides use-specific standards for over 90 named uses in 11 subsections (B.9.1 Agricultural through B.9.11 Manufacturing Special Performance Standards). Each use includes definition, accessory uses, examples, and use-specific standards..*

### 30. Amendment #30 — B.9.11 — Manufacturing Compliance Guarantee and Standardized Noise Measurement Added

**Type:** **Modification**

**Why It Is Significant:** The compliance guarantee creates an enforceable written commitment at the permitting stage. The standardized noise measurement methodology establishes objective, instrument-based enforcement standards. Both additions significantly strengthen the City's ability to enforce manufacturing performance standards proactively.

**Change Summary:** **Deleted:** *Article 4 of the Current Code contained manufacturing performance standards without a compliance guarantee requirement or standardized noise measurement methodology..* **Added:** *Section B.9.11 requires: (1) Applicant must sign a written compliance guarantee before permit issuance. (2) Noise measured in A-weighted decibels (dBA) using a Type 1 SLM, FAST response, minimum 15-second sampling, minimum 3 samples, measured at the lot line. Daytime max: 80 dBA; Nighttime max: 60 dBA..*

### 31. Amendment #31 — B.11 — Overlay Districts Consolidated; Swan Lake Overlay Not Carried Forward

**Type:** **Modification**

**Why It Is Significant:** The omission of the Swan Lake Overlay District is a notable gap. The Swan Lake Overlay in Article 1.L protected Swan Lake Park from incompatible development and limited permitted uses to specific types. If not addressed elsewhere in the UDO, this omission could remove protections for a significant civic asset.

**Change Summary:** **Deleted:** *Overlay districts spread across Article 1 (Swan Lake at 1.L, Hampton Park, Downtown Historic) and Article 3 (Airfield Compatibility, Range Compatibility). Swan Lake Overlay District protected Swan Lake and surroundings..* **Added:** *Section B.11 consolidates all overlay districts: ACD (B.11.1), RCD (B.11.2), NA (B.11.3), Sumter County Airport Overlay (B.11.4), Corridor Protection District (B.11.5), Residential Infill Overlay District (B.11.6), Hampton Park Design Review (B.11.7), Downtown Design Review (B.11.8). Swan Lake Overlay District not included..*

### 32. Amendment #32 — B.11.6 — Residential Infill Overlay District Added

**Type:** **Addition**

**Why It Is Significant:** The RI district introduces a form-based setback methodology for infill lots and creates a geographic restriction on three new housing types. Developers seeking Urban Townhomes, Urban Multi-Family, or Cottage Courts must be within the RI boundary on the Official Zoning Map.

**Change Summary:** **Deleted:** *(none).* **Added:** *Residential Infill Overlay District (RI): Alternative setbacks via Comparative Sample Analysis (4+ buildings within 300 ft.; front not less than smallest in sample but min. 10 ft.; side min. 5 ft.; rear not less than smallest in sample but min. 10 ft.). Exclusively permits Urban Townhomes, Urban Multi-Family, and Cottage Courts. Conversion of pre-November 2023 SFD structures to duplex/triplex/quadplex permitted..*

### 33. Amendment #33 — B.12 — Dimensional Requirements Section Consolidated

**Type:** **Addition**

**Why It Is Significant:** Consolidating all dimensional standards eliminates the need to search through individual district sections. The 9 illustrative figures provide visual clarity for setback configurations and lot types entirely absent from the Current Code.

**Change Summary:** **Deleted:** *Dimensional standards embedded within individual district sections in Article 3. No consolidated dimensional requirements section. No illustrative figures.* **Added:** *Section B.12 consolidates all dimensional standards: density calculation (B.12.A), ISR definition (B.12.B), building height (B.12.C), story measurement (B.12.D), setbacks (B.12.E), lot measurements (B.12.F), frontage/build-to (B.12.I), encroachments for DTC/DTT (B.12.J). Nine illustrative figures (Figures B.12.1-B.12.9).*

#### 34. Amendment #34 — B.12.D — Per-Story Height Maximums Added

**Type:** Addition

**Why It Is Significant:** Per-story height maximums are a new regulatory tool not present in the Current Code, controlling building massing and floor plate design. A 90-foot DTC building is effectively limited to approximately 4-5 stories. Rooftop habitable spaces counting as a story is a new constraint affecting rooftop amenity designs.

**Change Summary:** **Deleted:** *(none).* **Added:** *Ground floor (first story) maximum height: 20 feet. Each additional story maximum: 15 feet. Exceptions for single-family detached homes, industrial, warehouse/distribution, and certain flex uses. Habitable rooftop spaces (active eating area, pool, rooftop lounge) count as a story.*

#### 35. Amendment #35 — B.13 — Accessory Uses Consolidated; Formal ADU Section Added

**Type:** Modification

**Why It Is Significant:** The ADU framework introduces binding size limits that did not exist for Accessory Apartments. The non-transferable ownership provision prevents condo conversion. The prohibition on ADUs at manufactured home lots is new. The formal procedure (B.13.5) establishes a clear application pathway.

**Change Summary:** **Deleted:** *Article 4 permitted Accessory Apartments as a listed use. Standards were minimal; no size-by-lot-area table, no ownership transfer restriction, and no dedicated ADU procedure section existed.* **Added:** *Section B.13.4: Dedicated ADU section. Standards: permanent foundation only, no manufactured home ADUs, 1 ADU per lot, 1 additional parking space, separate external entrance, non-transferable ownership, no ADU on manufactured home lots. Table B.13.4 size limits by lot size: over 15,000 sf = 1,000 sf max; 9,000-15,000 sf = 800 sf max; under 9,000 sf = 600 sf max. Section B.13.5: ADU application procedure.*

#### 37. Amendment #37 — B.15 — Food Trucks & Mobile Vending New Standalone Section

**Type:** Addition

**Why It Is Significant:** The explicit ROW prohibition prevents food truck operation on public streets and sidewalks, which is a common food truck model. The expansion of permitted districts to include DTT and IG opens food truck access to downtown transition areas and institutional campuses. Annual SCDOA permit and zoning approval create recurring compliance obligations for all vendors.

**Change Summary:** **Deleted:** *Article 5.c.j: Mobile Vendors permitted as Temporary Use only in GC, LC, LI-W, and HI. No explicit ROW prohibition. No comprehensive standalone food truck section.* **Added:** *Section B.15: Food trucks PROHIBITED from operating in public rights-of-way (streets, sidewalks, alleys). Permitted in LC, GC, DTT, IG, LI-W, HI via Temporary Use Table. Annual zoning approval with SCDOA permit required. Hours 7:00 am-12:00 am. Tobacco and vaping products banned from sale.*

#### 38. Amendment #38 — B.16.1 — Nonconformity Policy Orientation Shifted

**Type:** Modification

**Why It Is Significant:** This shift from 'eventual compliance' to 'allow to continue to exist' is substantively significant in declared intent. The policy preference moves toward preservation of nonconforming rights, affecting how administrators and courts interpret the nonconformity provisions.

**Change Summary:** **Deleted:** *6.a.1.: The goal is not to encourage the persistence of nonconformities, but to ease the burden on property owners and eventually to ensure that all zoning uses, structures, and lots comply with the requirements of this Ordinance..* **Added:** *B.16.1: It is the general policy of the City to allow nonconformities to continue to exist. The purpose is to recognize the interests of property owners in continuing to use the land, but to preclude the expansion of a nonconformity and establish reasonable parameters for reconstruction or reestablishment..*

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### 39. Amendment #39 — B.16.2 — Accidental Destruction Reestablishment Period Extended from 6 to 12 Months

**Type:** **Modification**

**Why It Is Significant:** Doubling the reestablishment window from 6 to 12 months gives property owners substantially more time to reestablish a nonconforming use after fire or natural disaster, directly affecting real-world rebuilding timelines and the ongoing viability of nonconforming uses.

**Change Summary:** **Deleted:** *6.b.3.: If a Nonconforming Use is discontinued due to fire or other natural causes, the Nonconforming Use may be reestablished within 6 months after the fire or other natural cause..* **Added:** *B.16.2: If a Nonconforming Use is discontinued due to fire or other natural causes, the Nonconforming Use may be reestablished within 12 months after the fire or other natural cause..*

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### 42. Amendment #42 — B.16.3 — 'Incapable of Compliance / Maximum Extent Practicable' Provision Deleted

**Type:** **Deletion**

**Why It Is Significant:** Removing this safety valve means physically constrained nonconforming sites must achieve full compliance or seek a variance from the BZA. This could create hardships for small, irregular, or constrained lots that cannot meet development standards through no fault of the owner.

**Change Summary:** **Deleted:** *6.c.5.: Nonconforming Sites Incapable of Compliance. Sites, lots, or parcels that are physically constrained from complying with Development Standards shall comply to the maximum extent practicable, as determined by the Zoning Administrator..* **Added:** *(none).*

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### 43. Amendment #43 — B.16.4 — R-6 and R-9 Nonconforming Lot Width Exceptions Deleted

**Type:** **Deletion**

**Why It Is Significant:** Removing these exceptions means that formerly exempt substandard lots in R-6 and R-9 may now require BZA variance approval for lot width. This is a meaningful change affecting numerous small nonconforming lots in established City neighborhoods.

**Change Summary:** **Deleted:** *6.d.1. Exceptions: (a) R-6: Qualifying lots with at least 5,000 sq. ft. of lot area do not have to meet the minimum lot width standard. (b) R-9: Qualifying lots with at least 8,000 sq. ft. of lot area do not have to meet the minimum lot width standard..* **Added:** *(none).*

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### 44. Amendment #44 — B.16.4 — Mandatory Adjacent Lot Combination Rule Added

**Type:** **Addition**

**Why It Is Significant:** This mandatory combination requirement directly affects property owners holding adjacent lots. It ties lot combination to setback compliance, potentially restricting separately held adjacent parcels. Property owners intending separate projects on adjacent lots should verify this obligation before proceeding.

**Change Summary:** **Deleted:** *(none).* **Added:** *If a project on a nonconforming lot cannot meet minimum building setback requirements, and the owner also owns an adjacent lot sharing a common parcel boundary (unseparated by public right-of-way) that could be combined to achieve setback compliance, the owner must combine the two lots prior to undertaking a building project..*

## SECTION 3 — INSTRUCTION MANUAL

*Explains the Proposed Draft to someone familiar with the Current Code. Organized by topic. All content from the two source documents.*

### TOPIC: Zoning District Framework — Organization and New Districts

#### What it was (Current Code)

Under Article 2 and Article 3 of the Current Code, the City's zoning districts were listed without formal categories: R-15, R-9, R-6, GR, RMF, PO, NC, LC, GC, CBD, LI-W, HI, CP, AC, and PD — 14 base districts plus overlay districts. Uses were organized through Exhibit 3-5, referenced by NAICS code.

#### What it is now (Proposed Draft)

Section B.2 reorganizes all districts into 5 named categories in Table B.2.1: Residential (R-15, R-9, R-6, GR, RMF), Commercial (PO, NC, LC, GC), Industrial (LI-W, HI), Special Purpose (AC, CP, SAFB), Mixed Use (DTC, IG, DTT, PD) — 18 total base districts. CBD eliminated; SAFB, DTC, DTT, and IG are entirely new.

#### What changed and why it matters

Any property previously zoned CBD must be evaluated against the new DTC or DTT standards. The 5-category framework makes the district hierarchy immediately legible. SAFB formalizes military land on the zoning map. IG fills a gap for institutional/campus-style development. The new Mixed Use category groups DTC, DTT, IG, and PD under a unified walkability-oriented policy framework.

#### Where to look

- Section B.2 — Zoning Districts (Table B.2.1: Principal Zoning Districts)
- Section B.7 — Mixed Use Districts (DTC, DTT, IG, PD)
- Section B.6.3 — Shaw Air Force Base (SAFB) District
- Section B.8.1 — Permitted Use Table (all 16 districts)

### TOPIC: Downtown Districts — CBD Replaced by DTC and DTT

#### What it was (Current Code)

Article 3, Section J of the Current Code established the Central Business District (CBD) as the single downtown district. Standards: building height max 90 ft., ISR 100%, no setback requirements, off-street parking not required except for residential uses.

#### What it is now (Proposed Draft)

CBD replaced by two new Mixed Use districts. DTC (Section B.7.1): height max 90 ft., ISR 100%, no setbacks, buildings abut the sidewalk and share common walls, density regulated by height and parking. DTT (Section B.7.2): height max 55 ft. (75 ft. by SE), build-to zone setbacks 0-20 ft. front / 0-10 ft. side / 0-50 ft. rear, FAR max 2.0, ISR 75%. DTC subject to Downtown Design Review District (Section B.11.8).

#### What changed and why it matters

Former CBD-zoned properties must be mapped to DTC or DTT. DTC retains the most permissive standards for the core downtown. DTT introduces form-based tools (build-to zones, FAR) new to the City's code. All DTC development requires a Certificate of Appropriateness from the Design Review Board (Section A.3.5), a new procedural requirement for downtown development.

#### Where to look

- Section B.7.1 — Downtown Core (DTC) District
- Section B.7.2 — Downtown Transitional (DTT) District
- Section B.11.8 — Downtown Design Review District

- Section B.8.1 — Permitted Use Table (DTC and DTT columns)

## TOPIC: Parks and Institutional General (IG) District

### What it was (Current Code)

The Current Code had no dedicated institutional district. Institutional and campus-style uses were distributed across several districts. Parks were permitted uses in all districts without a dedicated district framework.

### What it is now (Proposed Draft)

Section B.7.3 establishes the IG district for colleges, schools, cultural facilities, parks, government offices, and similar uses. Standards: height 55 ft. (65 ft. by SE), density 6 units/acre (no limit for campus dormitories under unified master plan), setbacks 15/15/10 ft., ISR 50%. Interior lot line setbacks waived for unified campus master plans with written owner consent.

### What changed and why it matters

IG provides a dedicated framework for campus-style institutional development. The campus master plan provision waiving interior lot line setbacks is a significant tool for colleges, schools, hospitals, and government entities. SAFB land conveyed to private ownership defaults to IG. Institutional uses previously navigating multiple district regulations now have a home district.

### Where to look

- Section B.7.3 — Parks and Institutional General (IG) District
- Section B.8.1 — Permitted Use Table (IG column)
- Section B.6.3 — SAFB District (defaults to IG upon private conveyance)

## TOPIC: Permitted Use Table — How to Find and Apply

### What it was (Current Code)

Exhibit 3-5 organized uses by NAICS code across 14 districts. Food trucks were addressed separately in Article 5.c.j. NAICS codes provided a reference system requiring industrial classification knowledge.

### What it is now (Proposed Draft)

Table B.8.1 (Section B.8.1) organizes uses by descriptive category across 16 districts. NAICS codes removed. New use types include Data Centers (two size tiers), Solar Farms, Urban Townhomes, Urban Multi-Family, Cottage Courts, Food Trucks (per B.15), Special Events Facilities, Outdoor Concert Venues, Bail Bonding, and Fraternity/Sorority Dwellings. For unlisted uses, the ZA has interpretation authority (Section B.8.2).

### What changed and why it matters

Applicants must look up uses by descriptive name rather than NAICS code. Urban Townhomes, Urban Multi-Family, and Cottage Courts are only permitted in the Residential Infill Overlay District. Data Centers have size-based district restrictions. Any use not expressly listed should receive a use interpretation from the ZA under Section B.8.2.

### Where to look

- Section B.8.1 — Table B.8.1 Permitted Use Table
- Section B.8.2 — Interpretation Authority (unlisted uses)
- Section B.9 — Use Standards (use-specific requirements)
- Section B.11.6 — Residential Infill Overlay District (urban housing type restriction)

## TOPIC: Dimensional Requirements — Story Heights, New Figures, Setback Rules

### What it was (Current Code)

Dimensional standards in the Current Code were embedded in individual district sections. No consolidated dimensional requirements article, no per-story height limits, and no illustrative figures.

### What it is now (Proposed Draft)

Section B.12 consolidates all dimensional standards. Key new provisions: per-story height limits (20 ft. ground floor, 15 ft. per upper story) at Section B.12.D; alternative front setback determination at Section B.12.E.5; detailed setback configurations for interior, corner, through, and cul-de-sac lots; frontage/build-to requirements at Section B.12.I; encroachments for DTC/DTT at Section B.12.J. Nine illustrative figures (B.12.1-B.12.9).

### What changed and why it matters

Per-story height maximums are new and affect all multi-story buildings. A 90-foot DTC building is effectively limited to approximately 4-5 stories. Rooftop habitable spaces count as a story, affecting rooftop amenity designs. The 9 figures provide visual clarity for setback calculations entirely absent from the Current Code.

### Where to look

- Section B.12 — Dimensional Requirements
- Section B.12.C — Building Height
- Section B.12.D — Measurement of a Story (per-story limits)
- Section B.12.E — Building Placement (Setbacks)
- Section B.12.F — Lot Measurements
- Figures B.12.1 through B.12.9

## TOPIC: Accessory Dwelling Units (ADUs)

### What it was (Current Code)

The Current Code permitted Accessory Apartments as a listed use in multiple districts. Standards were minimal: defined in Article 10 as a second dwelling unit added to an existing single-family dwelling. No size-by-lot-area table, no ownership transfer restriction, and no dedicated ADU procedure section.

### What it is now (Proposed Draft)

Section B.13.4: Formal ADU framework. Standards: permanent foundation only; no manufactured home ADUs; 1 ADU per lot; 1 additional parking space required; separate external entrance required; ownership not separately transferable; prohibited on manufactured home lots. Table B.13.4 size limits: over 15,000 sf lot = 1,000 sf max; 9,000-15,000 sf lot = 800 sf max; under 9,000 sf lot = 600 sf max. Section B.13.5: application procedure.

### What changed and why it matters

The ADU framework introduces binding size limits by lot area that did not exist for Accessory Apartments. The non-transferable ownership provision prevents condo conversion. The prohibition on ADUs at manufactured home lots is new. The formal procedure establishes a clear application pathway.

### Where to look

- Section B.13.4 — Accessory Dwelling Units (ADUs)
- Section B.13.5 — ADU Procedure
- Table B.13.4 — ADU Development Standards

- Section B.9.2.J — Manufactured Home (ADU prohibition note)

## TOPIC: Residential Infill Overlay District

### What it was (Current Code)

The Current Code had no Residential Infill Overlay District. Infill development was subject to standard district setbacks without any context-sensitive modification mechanism. Urban Townhomes, Urban Multi-Family, and Cottage Courts were not defined or regulated as distinct housing types.

### What it is now (Proposed Draft)

Section B.11.6: Residential Infill Overlay District (RI). Alternative setbacks via Comparative Sample Analysis (4+ buildings within 300 ft.; front not less than smallest in sample but min. 10 ft.; side min. 5 ft.; rear not less than smallest in sample but min. 10 ft.). Exclusively permits Urban Townhomes, Urban Multi-Family, and Cottage Courts. Conversion of pre-November 2023 SFD structures to duplex/triplex/quadplex permitted.

### What changed and why it matters

The RI district creates a new regulatory geography where context-sensitive setbacks apply and three new housing types are exclusively available. Developers seeking Urban Townhomes, Urban Multi-Family, or Cottage Courts must be within the RI boundary. Check the Official Zoning Map to verify if a subject property falls within the RI boundary.

### Where to look

- Section B.11.6 — Residential Infill Overlay District
- Table B.3.6 — Supplementary Residential Development Standards (Urban housing type note)
- Section B.9.2.D — Urban Townhomes (Residential Infill Overlay District only)
- Section B.9.2.H — Urban Multi-Family (Residential Infill Overlay District only)
- Section B.9.2.I — Cottage Courts (Residential Infill Overlay District only)

## TOPIC: Nonconformities — Key Changes

### What it was (Current Code)

Article 6 of the Current Code: 5% GFA expansion right for nonconforming uses (Article 6.b.1); 6-month window to reestablish after accidental destruction; R-6 lots with 5,000 sq. ft. and R-9 lots with 8,000 sq. ft. exempt from lot width requirements; physically constrained sites allowed to comply to the maximum extent practicable; NAICS codes used for determining permissible use changes.

### What it is now (Proposed Draft)

Section B.16 retains the 25%/25-75%/75% Project cost threshold framework. Key changes: (1) 12-month (not 6-month) window after accidental destruction; (2) 5% GFA expansion right removed; (3) R-6 and R-9 nonconforming lot width exceptions deleted; (4) Maximum extent practicable provision deleted; (5) New mandatory adjacent lot combination rule if combining would achieve setback compliance; (6) NAICS replaced by 'classification'; (7) 'Voluntary' qualifier added to discontinuance definition.

### What changed and why it matters

Property owners with nonconforming uses lose the 5% expansion right but gain a longer 12-month disaster window. Owners of small R-6 and R-9 lots lose automatic lot width exemptions. Physically constrained sites must now seek variances. Property owners holding adjacent lots must be aware of the mandatory combination obligation if combining would achieve setback compliance.

### Where to look

- Section B.16.1 — Purpose

- Section B.16.2 — Nonconforming Uses (6-to-12-month change; no 5% expansion right)
- Section B.16.3 — Nonconforming Sites (discontinuance; incapable-of-compliance provision deleted)
- Section B.16.4 — Nonconforming Lots (R-6/R-9 exceptions deleted; mandatory combination rule)
- Section B.16.5 — Nonconforming Mobile and Manufactured Homes

**TOPIC: Food Trucks and Mobile Vending**

**What it was (Current Code)**

Article 5.c.j of the Current Code regulated Mobile Vendors as a Temporary Use eligible only in GC, LC, LI-W, and HI districts. No explicit ROW prohibition. No standalone food truck section.

**What it is now (Proposed Draft)**

Section B.15: New standalone section. Food trucks PROHIBITED from operating in public rights-of-way (streets, sidewalks, alleys). Permitted in LC, GC, DTT, IG, LI-W, HI with annual zoning approval. SCDOA permit required. Hours limited to 7:00 am-12:00 am. Must operate on property with active permitted primary use. Tobacco and vaping products banned from sale.

**What changed and why it matters**

The explicit ROW prohibition prevents food truck operation on public streets and sidewalks. Expanding permitted districts to include DTT and IG opens food truck access to downtown transition areas and institutional campuses. Annual SCDOA permit and zoning approval create recurring compliance obligations.

**Where to look**

- Section B.15 — Food Trucks and Mobile Vending
- Section B.15.1 — Purpose, Definitions, License and Permit, Permitted Locations, ROW Prohibition, Requirements
- Table B.14.2 — Temporary Use Table (Food Trucks/Mobile Vendors row)

**Quick Reference — Most Common Questions**

*Common questions with Proposed Draft section answers.*

Question	Where to Find It (Proposed Draft)
<b>What replaced the Central Business District (CBD)?</b>	Two new Mixed Use districts: DTC (Downtown Core, Section B.7.1) — 90-ft. height max, no setbacks, 100% ISR — and DTT (Downtown Transitional, Section B.7.2) — 55-ft. height (75 ft. by SE), build-to zone setbacks, FAR 2.0, ISR 75%.
<b>Where do I find the list of permitted uses for a specific district?</b>	Table B.8.1 in Section B.8.1. Uses organized by descriptive category across 16 districts. For any use not listed, the Zoning Administrator has interpretation authority under Section B.8.2.
<b>What are the new per-story height limits?</b>	Section B.12.D: ground floor maximum 20 feet; each upper story maximum 15 feet. Single-family detached, industrial, warehouse/distribution, and similar uses are exempt from the 20-ft. ground floor limit. Habitable rooftop spaces count as a story.
<b>Where are Urban Townhomes, Urban Multi-Family, and Cottage Courts allowed?</b>	Only in the Residential Infill Overlay District (Section B.11.6). These housing types are not permitted in any

Question	Where to Find It (Proposed Draft)
	base zoning district outside of the RI boundary on the Official Zoning Map.
<b>Is the 5% GFA expansion right for nonconforming uses still in effect?</b>	No. Section B.16 does not include the 5% gross floor area expansion right from Article 6.b.1 of the Current Code. Nonconforming uses may not be expanded under the Proposed Draft.
<b>How long do I have to reestablish a nonconforming use after fire or natural disaster?</b>	12 months (Section B.16.2). The Current Code allowed 6 months. The extended period applies to accidental destruction by fire or other natural causes.
<b>How do I get an ADU approved, and what are the size limits?</b>	Section B.13.5: Submit Residential Permit Application, Site Plan, contractor info, and elevation/floor plan drawings. Size limits per Table B.13.4: 1,000 sf max (lot over 15,000 sf); 800 sf max (lot 9,000-15,000 sf); 600 sf max (lot under 9,000 sf).
<b>Can food trucks operate on public sidewalks or streets?</b>	No. Section B.15 explicitly prohibits food trucks from operating on or within public rights-of-way, including streets, sidewalks, and alleys. Food trucks must operate on private property with an active permitted primary use.
<b>What are the setback requirements in the Downtown Core (DTC)?</b>	Section B.7.1: No setback requirements apply in the DTC. Buildings are intended to directly abut the sidewalk and share common walls with adjacent buildings. ISR maximum is 100%.
<b>What happens to SAFB land if conveyed to a private owner?</b>	Section B.6.3: SAFB land conveyed to private ownership automatically defaults to IG (Parks and Institutional General) district standards until rezoned through the standard map amendment process (Section 3.2.A).
<b>Where are all overlay districts found in the Proposed Draft?</b>	Section B.11: ACD (B.11.1), RCD (B.11.2), Noise Attenuation (B.11.3), Sumter County Airport Overlay (B.11.4), Corridor Protection District (B.11.5), Residential Infill Overlay District (B.11.6), Hampton Park Design Review (B.11.7), Downtown Design Review District (B.11.8).
<b>What happens if a proposed use is not listed in Table B.8.1?</b>	Section B.8.2: The Zoning Administrator determines which listed use classification the proposed use most closely aligns with, may use industrial classification codes as a reference, and may refer the matter to the BZA. Appeals under Section A.3.4.C.

— END OF CODE COMPARISON REPORT —

Prepared for City of Sumter | Kimley-Horn | Chapter B | Draft May 2026