

Table 3a – Residential Setbacks and Other Requirements

(Amended 3/18/2013)

** In any case where this table does not match the text in the chapters, use the requirements in the text.**

Uses	Section Reference	Minimum Lot (Project Area -square feet)	Minimum Lot Frontage (feet)	Minimum Setback (feet from)									Maximum Height (feet)
				Front Lot Line See Footnote (Z):			Rear Lot Line	Side Lot Line	Residential Units				
				Arterial Street	Collector Street	Minor Street			One	25 or More (I)	Other Uses (A)	Spacing Between Buildings on Same Lot	
RESIDENTIAL													
Single-Family With or Without Community Sewer	NONE	(J)(Q)	50(K)(S)(T)(U)(AA)	50(L)/83(M)	30(L)/55(M)	20(L)/45(M)	20(Z)	5 or 10(N)(Z)	NA	NA	NA	Sec. 2.02-6	(Y)
Duplex	NONE	(J)(Q)	50(K)(U)	50(L)/83(M)	30(L)/55(M)	20(L)/45(M)	20(Z)	5 or 10(N)(Z)	NA	NA	NA	Sec. 2.02-6	(Y)
Patio Homes	3.01	4000 R	40 (K)(S)(U)	50 (L)/83(M)	30(L)/55(M)	15(L)/40(M)	20(Z)	(H)(N)(Z)	NA	NA	NA	NA	(Y)
CONDITIONAL													
Townhouses	3.02	See Sec. 3.02	18(K)(S)	50(L)/83(M)	30(L)/55(M)	20(L)/45(M)	20(Z)	(G)(N)(Z)	NA	NA	NA	NA	(Y)
Attached Multi-Plex Dwelling Projects	3.02	See Sec. 3.02	50(K)	50(L)/83(M)	40(L)/65(M)	30(L)/55(M)	20(Z)	10(N)(Z)	NA	NA	NA	20 + 5 per story over first (DD)	(Y)
Manufactured Homes	3.03	(J)(Q)	50(K)(S)(T)(U)(AA)	50(L)/83(M)	30(L)/55(M)	20(L)/45(M)	20(Z)	7.5 or 10(N)(Z)	NA	NA	NA	Sec. 2.02-6	(Y)
Manufactured Home Park	3.04	(87,120)	3-99 lots 60 ft. 100 lots or more 100 ft(K)	50(L)/83(M)	40(L)/65(M)	30(L)/55(M)	20(Z)	7.5 or 10(N)(Z)	NA	NA	NA	20	(Y)
Accessory Apartments	3.05	-	-	50(L)/83(M)	30(L)/55(M)	20(L)/45(M)	20(Z)	5 or 10(N)(Z)	-	-	-	10(DD)	(Y)
Accessory Use		-	-	50(L)/83(M)	30(L)/55(M)	20(L)/45(M)	5(Z)	5 or 10(N)(Z)	NA	NA	NA	NONE	(Y)
Home Occupations	3.06	See Sec. 3.06	-	-	-	-	-	-	-	-	-	-	Section 3.06

(A) Other uses include public parks, schools, religious institutions, hospitals, day care facilities, and nursing homes.	(Q) Without Community Sewer, as determined by SC DHEC
(G) No side yard required between townhouses; 7.5 feet required between building and property line.	(R) For Patio Homes designated deeded Common Areas may be substituted to fulfill the minimum requirements for setback, bufferyard and Open Space. A 10-ft. setback required between the unit and the Common Areas. In such cases, lot size may be reduced by up to 10%.
(H) If a zero lot line development, one side of lot shall provide a five-foot (5') side yard setback. If not a zero lot line development, each side shall have a three & ½ foot (3.5') side yard setback.	(S) 25 feet for approvable flag lots, see Section 2.05-4.
(I) 25 or more units in a platted subdivision.	(T) Required frontage on residential private roads built in accordance with Section 2.05-3.
(J) 8,000 sq. ft. with community sewer.	(U) For cul-de-sac lots, see Section 2.05-4.
(K) Commercial/Industrial Developments must take access of a paved public or privately maintained road built to at least the County standards other than Section 2.05-3-Private Road Developments. Other Uses require frontage on all weather or paved public or privately maintained road built to at least the County Standards other than Section 2.05-3 - Private Road Developments.	(Y) Each additional foot above 35' add 1' to each side and rear yard setback.
	(Z) All setbacks on roads are front setbacks as required by the road classification except as in footnote (N).
(L) Setbacks shall be measured from the right-of-way line where dedicated. Setbacks may be modified by Section 2.02-2,-Bufferyards.	(AA) Family Property-minimum of a 20'-foot recorded access easement to a publicly maintained road.
	(DD) Spacing between residential buildings may be reduced if requirements of the International Residential Code are met.
(M) Where there is no right-of-way, measure from the centerline of the road.	
(N) 10-ft side yard setback for corner lots within Residential Subdivisions on Minor and Major Residential Streets shall be measured from right-of-way.	