

Kershaw County Planning and Zoning Department

515 Walnut Street, Room 160, Camden, SC 29020 803-425-7233



NUMBER OF PERMITTED DWELLINGS PER LOT

Section 3.2.2-2, Unified Code of Zoning and Land Development Regulations

No more than one duplex or single-family detached dwelling where allowable by Table 3-3 shall be permitted on a lot of record; however, where the lot of record is of sufficient size and scale to meet the minimum lot area requirements for two single-family detached dwellings, a second single-family dwelling, including a manufactured home where allowed by Table 3-3, may be permitted; provided all applicable lot area, setback, and road frontage requirements are met for both dwellings as if they were established on individual lots, and so arranged to ensure public street access in the event the property on which the dwellings are located is subsequently subdivided for sale or transfer.

A. **Attached Dwelling Units** - As allowable in the respective zoning district, the attachment of two structures for the purposes of making them one duplex or one single-family detached dwelling unit is allowed under the following conditions:

1. **Site-Built Housing**

- a. No more than two structures may be combined to form a single unit.
- b. Both structures shall be constructed to residential building code standards.
- c. The connecting structure that forms the attachment shall be constructed to residential building code standards and shall be conditioned space.
- d. The roofing system of the resultant duplex or single-family detached dwelling unit shall be integrally connected.

2. **Manufactured and Modular Housing**

- a. No more than two manufactured housing units or modular housing units may be combined to form a single unit.
- b. Each manufactured housing or modular unit shall be set up independently per the set up provisions of this Ordinance.
- c. The connecting structure that forms the attachment shall be constructed to residential building code standards and shall be conditioned space.
- d. The passage into the connecting structure from each manufactured housing or modular unit shall utilize existing door openings. No structural modification of either unit shall be permitted.
- e. The roof of the connecting structure shall be integrally connected to both manufactured housing or modular units.

ACCESSORY APARTMENTS

Section 3:3.1, Unified Code of Zoning and Land Development Regulations

Accessory apartments, where permitted as conditional uses, shall meet the following conditions:

- B. The principal structure (dwelling) must be owner-occupied.
- C. The apartment, whether attached or detached, cannot exceed fifty (50) percent of the gross floor area of the principal dwelling or contain more than two bedrooms.
- D. The apartment must be a complete living space with kitchen and bathroom facilities separated from the principal unit.

- E. An accessory apartment may be accessory only to a single-family dwelling, and not more than one apartment shall be allowed per dwelling or lot.
- F. The apartment shall meet all yard setback requirements and, where detached from the principal dwelling, shall be set back not less than twenty (20) feet from the principal dwelling.
- G. Where detached from the principal residence and readily apparent from the street, the accessory apartment shall be compatible in appearance and orientation with the principal residence and the surrounding community.
- H. A third off-street parking space shall be required.
- I. Neither the primary residence nor the accessory apartment shall be a manufactured home.