

Kershaw County Planning and Zoning Department

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REGULATIONS FOR ACCESSORY STRUCTURES AND USES

Section 3:2.5, Unified Code of Zoning and Land Development Regulations

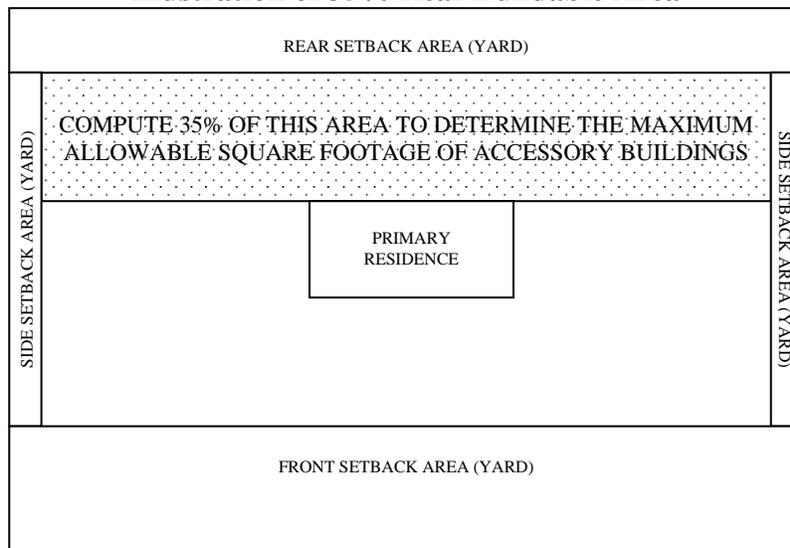
3:2.5-1 Accessory Uses to Observe Required Setbacks

Unless specifically provided herein, all accessory uses and structures shall observe all required setbacks, yard, and other requirements applicable to the principal building or use for the district within which they are located. Without exception, no accessory use may be located in any required buffer area.

3:2.5-2 General Requirements

- A. The number of accessory buildings shall not exceed three (3) on any lot or parcel in the R-15, R-10, or the R-6 districts. No maximum on the number of accessory buildings in other districts.
- B. Accessory buildings in residential districts shall not be used for storage in connection with a trade, except with an approved home occupation permit.
- C. Accessory buildings and structures shall not exceed fifty (50) percent of the gross floor area (GFA) of the principal building or use in the R-15, R-10, or the R-6 districts, or thirty-five (35) percent of the buildable area to the rear of the principal building, whichever is greater. No maximum area specified for other districts. Refer to the following illustration.

Illustration of 35% Rear Buildable Area



- D. The use of mobile or manufactured homes, shipping containers, or similar structures as accessory buildings shall not be permitted in any zoning district.
- E. Privacy and decorative fences and walls are permitted along the property line of any lot or parcel in compliance with the visibility requirements of this section. All fences and walls used as part of the buffer area requirements must have a finished side that is facing the adjoining property. The interior side of the fence or wall may be finished as owner deems appropriate.

3:2.5-3 Location of Accessory Structures

Accessory structures and uses are permitted anywhere within the buildable area of a lot or parcel unless specifically regulated, and are permitted within required setback yard areas under the following conditions:

- A. **Off-Street Parking and Loading Spaces** - Off-street parking and loading spaces are permitted in required yard and setback areas, but not in required buffer areas.
- B. **Freestanding Signs** - Freestanding signs are permitted in all required yards and front yard buffer areas.
- C. **Detached Accessory Buildings, Sheds, and Structures for Dry Storage; Greenhouses, Carports, Garages, Etc.** - Detached accessory buildings, sheds, and structures for dry storage; greenhouses, carports, garages, etc. located in the rear yard may be located three (3) feet from the side and/or rear property line.
- D. **Stables, Shelters, and Pens for Housing Animals (Non Agricultural Production)**
 - 1. **Parcels Less than Three (3) Acres:**

On parcels less than three (3) acres, stables, shelters, and pens for housing animals shall be located in the rear of the principal building only; provided such uses shall be located no closer than:

 - a. Ten (10) feet from any property line; or
 - b. three (3) feet to any property line adjacent to a street right-of-way or adjacent property which may not be used for building or development (e.g. swamps, wetlands).
 - 2. **Parcels Larger than Three (3) Acres:**

On parcels larger than three (3) acres, stables, shelters, and pens may be located in the side yard provided that the side yard setback requirements are met, or in the rear of the principal building areas provided such uses shall be located no closer than:

 - a. Ten (10) feet from any property line; or
 - b. three (3) feet to any property line adjacent to a street right-of-way or adjacent property which may not be used for building or development (e.g. swamps, wetlands).
- E. **Paddock Fences** - Paddock fences may be located in required yards and setback areas under the following conditions:
 - 1. **Lots Less than Three (3) Acres:**
 - a. Residentially Zoned Lots Less than Three (3) Acres - In rear of the principal building only, but no closer than ten (10) feet to the property line.
 - b. Non-Residentially Zoned Lots with Less than Three (3) Acres - In rear of the principal building only, but no closer than five (5) feet to the property line.
 - 2. **Lots Greater than Three (3) Acres:**
 - a. Residentially Zoned Lots Greater than Three (3) Acres - In all side or rear yards but no closer than ten (10) feet to the property line.
 - b. Non-Residentially Zoned Lots Greater than Three (3) Acres - In all front, side, or rear yards up to the property line.
 - 3. **Lot Lines of all Properties Adjacent to Street Right-of-Way, Existing Equestrian Uses, or Property Which May Not Be Used for Building or Development (e.g. swamps, wetlands) and All Non-Residentially Zoned Lots** - In all required yards and setback areas up to the property line.
- F. **Swimming Pools, Tennis Courts, and Recreational Uses** - These uses may be located in all side or rear yard areas; provided said uses shall be no closer than ten (10) feet to the nearest property line, and shall have lighting shielded or directed away from adjoining residences.
- G. **Ground Supported Communication, Reception Antennas, and Satellite Dishes** - These uses may be located in rear and side yards only, but no closer than five (5) feet to the property line, and if located in the buildable area, shall not extend or be located in front of any principal building.

3:2.5-4 Accessory Structures without Principal Building

Accessory structures, where allowed as an accessory to residential and non-residential uses, are allowed to be erected on lots of record without the principal structure. Such accessory structures shall conform to all the requirements of this section. If a principal structure is subsequently erected on the lot, both the accessory and principal structure must comply with all applicable requirements of this Ordinance. The location, size, or any other factor of the pre-existing accessory structure may not be considered as grounds for a variance from any requirement imposed on the accessory and/or principal structure.