

# Kershaw County Planning and Zoning Department

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



## TOWNHOUSES

### Section 3:3.17, Kershaw County Unified Code of Zoning and Land Development Regulations

Due to the unique design features of townhouses, the dimensional requirements of Table 3-4 and Table 3-5 of the Kershaw County Unified Code of Zoning and Land Development Regulations (ZLDR) are hereby waived, and the following design requirements are imposed for all such projects:

- A. The minimum lot size for such projects shall be a minimum of one-half (½) acre.
- B. Not more than eight (8) or fewer than two (2) townhouses may be joined together, with approximately the same (but staggered) front line.
- C. Side yard setbacks at the end unit shall be as required for the district in which the project is to be located, with not less than a twenty (20) foot distance between groups of adjoining buildings in the project area.
- D. Rear yard setbacks shall be a minimum of twenty (20) feet.
- E. Minimum lot width shall be eighteen (18) feet.
- F. Sidewalks not less than three (3) feet in width shall be provided along the front property line of each project and building.
- G. Maximum height of buildings shall not exceed thirty-five (35) feet.
- H. Front yard setbacks shall be as prescribed by Table 3-4 and Table 3-5 of the ZLDR, but may be waived or modified by the Board of Zoning Appeals due to the unique style of such housing.
- I. Rear yards shall be enclosed by a minimum six (6) foot wall or fence. If the rear yard is used for parking, wall or fence configurations may be modified to accommodate access to the parking area. All fences and walls 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. Walls may be brick or masonry. Plain concrete block must be rendered with decorative facing such as stucco, brick veneer, etc. Wood stockade fences (with spaces between the stakes) and unpainted fences are not allowed. Chain link, wire, or other fences that do not create a visible barrier are not allowed.
- J. Rear yards may include one (1) accessory building no greater than 500 square feet in gross floor area.