

# Kershaw County Planning and Zoning Department

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



## PATIO AND ZERO LOT LINE HOUSING

### Section 3:3.16, Kershaw County Unified Code of Zoning and Land Development Regulations

Due to the unique design features of patio and zero lot line housing, 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 requirements are imposed on all such projects:

- A. The minimum lot size for such projects shall be one and one-half (1½) acres.
- B. Minimum lot area shall be 3,000 square feet per unit, on average.
- C. Minimum lot width shall be forty (40) feet.
- D. Maximum height of buildings shall not exceed thirty-five (35) feet.
- E. The side yard of the project's exterior units shall be a minimum of five (5) feet from the "outside" property line.
- F. Project interior side yard setbacks shall be five (5) feet, or a five (5) foot minimum maintenance easement shall be provided between each interior property side yard.
  1. Property for such easement may be shared between two (2) properties. Example: The property line is the center line of the easement with each property contributing two and one-half (2½) feet towards the easement. In this example, building setbacks will be a minimum of two and one-half (2½) feet from the property line.
  2. The five (5) foot minimum maintenance easement may be contained wholly on one property. In this example, the side yard setback for that property shall be five (5) feet and setback for the adjoining property shall be zero (0).
- G. Rear yard setbacks shall be not less than ten (10) feet.