

Kershaw County Planning and Zoning Department

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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:

- A. The principal structure (dwelling) must be owner-occupied.
- B. 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.
- C. The apartment must be a complete living space with kitchen and bathroom facilities separated from the principal unit.
- D. 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.
- E. 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.
- F. 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.
- G. A third off-street parking space shall be required.
- H. Neither the primary residence nor the accessory apartment shall be a manufactured home.