

# Kershaw County Planning and Zoning Department

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## BED AND BREAKFAST INNS

### Section 3:3.3, Unified Code of Zoning and Land Development Regulations

Bed and breakfast inns are intended to provide a unique transit lodging experience in predominantly residential environs. As a result, care should be taken to protect the environs that contribute to the experience of such lodging while promoting their use. Toward this end, bed and breakfast inns, where permitted by the Kershaw County Unified Code of Zoning and Land Development Regulations (ZLDR), shall:

- A. Be occupied by the resident/owner.
- B. Only be permitted in residential structures that are recognized as architecturally, historically, or culturally significant and that, through renovation and/or use as a bed and breakfast inn will contribute significantly to the ambience, character, or economic revitalization of the area and/or continued use of the property in question for residential purposes. Notice of the bed and breakfast application shall be sent to adjoining property owners.
- C. Serve no regularly scheduled meal other than breakfast.
- D. Maintain the interior architectural integrity and arrangement of the structure.
- E. Maintain the exterior architectural integrity of the structure and grounds, and make changes only if compatible with the character of the surrounding area.
- F. Provide off-street parking on the basis of one space per guest room, plus two spaces for the resident innkeeper.
- G. Bed and breakfast inn shall not be used for receptions, parties, etc. in which the resident/owner receives a fee or compensation.
- H. Signage regulations for bed and breakfast inns shall comply with the following:
  1. One freestanding sign or one wall sign per street frontage is permitted so long as all signs are at least 100 feet apart as measured by the shortest straight line.
  2. The maximum sign surface area of freestanding sign shall be five (5) square feet with a maximum height of five (5) feet. The maximum sign surface area of wall sign shall be four (4) square feet.
  3. A freestanding sign shall be set back a minimum of five (5) feet from the front property line. The side setback shall be a minimum of ten (10) feet from side property line. If the property is located adjacent to a residential use, the minimum side property line setback will be fifteen (15) feet.
  4. Such sign may be externally illuminated as specified in the sign illumination provisions of the ZLDR.