

Setbacks for Each Zoning District

City of Walterboro – **ADOPTED 02/24/15**

Single Family Residential District (SFR)

Minimum lot size	10,890 square feet
Minimum lot width	100 feet
Front setback	35 feet
Corner side yard	25 feet
Side setback	15 feet
Rear yard	10 feet
Maximum height	42 feet
Maximum building size	35%
(% of total lot)	

Medium Density Residential District (MDR)

Minimum lot size	8,712 square feet
Minimum lot width	80 feet
Front setback	30 feet
Corner side yard	22 feet
Side setback	12 feet
Rear yard	10 feet
Maximum height	42 feet
Maximum building size	35%
(% of total lot)	

High Density Residential District (HDR)

Minimum lot size	5,445 square feet
Minimum lot width	60 feet
Front setback	25 feet
Corner side yard	20 feet
Side setback	10 feet
Rear yard	10 feet
Maximum height	42 feet
Maximum building size	45%
(% of total lot)	

Neighborhood Commercial District (NCD)

Minimum lot size	5,445 square feet
Minimum lot width	60 feet
Front setback	25 feet
Corner side yard	20 feet
Side setback	0 feet
Rear yard	15 feet
Maximum height	42 feet
Maximum building size	45%
(% of total lot)	

Central Business District (CBD)

Minimum lot size	0 square feet
Minimum lot width	0 feet
Front setback	0 feet
Side setback	0 feet
Corner side yard	0 feet
Rear yard	0 feet
Maximum height	42 feet
Maximum building size	100%
(% of total lot)	

General Commercial District (GCD)

Minimum lot size	5,445 square feet
Minimum lot width	50 feet
Front setback	35 feet
Corner side yard	20 feet
Side setback	0 feet
Rear yard	15 feet
Maximum height	42 feet
Maximum building size	45%
(% of total lot)	

Highway Commercial District (HCD)

Minimum lot size	5,445 square feet
Minimum lot width	50 feet
Front setback	35 feet
Corner side yard	20 feet
Side setback	0 feet
Rear yard	15 feet
Maximum height	42 feet
Maximum building size	45%
(% of total lot)	

Interstate Interchange Commercial District (IICD)

Minimum lot size	5,445 square feet
Minimum lot width	50 feet
Front setback	35 feet
Corner side yard	20 feet
Side setback	0 feet
Rear yard	15 feet
Maximum height	68 feet
Maximum building size	50%
(% of total lot)	

Industrial District (ID)

Minimum lot size	21,780 square feet
Minimum lot width	150 feet
Front setback	35 feet
Corner side yard	25 feet*
Side setback	25 feet*
Rear yard	25 feet*
Maximum height	42 feet
Maximum building size	45%
(% of total lot)	

Resource Conservation District (RCD)

Minimum lot size	N/A
Minimum lot width	N/A
Front setback	25 feet
Corner side yard	25 feet*
Side setback	25 feet*
Rear yard	10 feet*
Maximum height	42 feet
Maximum building size	45%
(% of total lot)	