

Setbacks for Each Zoning District

City of Walterboro

Single Family Residential District (SFR)

Minimum lot size	12,000 square feet
Minimum lot width	100 feet
Front setback	35 feet
Side setback	15 feet
Corner side yard	25 feet
Rear yard	10 feet
Maximum building size (% of total lot)	35%

Medium Density Residential District (MDR)

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

High Density Residential District (HDR)

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

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 building size (% of total lot)	100%
Maximum stories	3

Neighborhood Commercial District (NCD)

Minimum lot size	6,000 square feet
Minimum lot width	60 feet
Front setback	25 feet
Side setback	0 feet

Corner side yard	20 feet
Rear yard	15 feet
Maximum building size (% of total lot)	45%
Maximum stories	3

General Commercial District (GCD)

Minimum lot size	6,000 square feet
Minimum lot width	50 feet
Front setback	35 feet
Side setback	0 feet
Corner side yard	20 feet
Rear yard	15 feet
Maximum building size (% of total lot)	45%
Maximum stories	N/A

Highway Commercial District (HCD)

Minimum lot size	6,000 square feet
Minimum lot width	50 feet
Front setback	35 feet
Side setback	0 feet
Corner side yard	20 feet
Rear yard	15 feet
Maximum building size (% of total lot)	45%
Maximum stories	N/A

Interstate Interchange Commercial District (IICD)

Minimum lot size	6,000 square feet
Minimum lot width	50 feet
Front setback	35 feet
Side setback	0 feet
Corner side yard	20 feet
Rear yard	15 feet
Maximum building size (% of total lot)	50%
Maximum stories	N/A

Industrial District (ID)

Minimum lot size	20,000 square feet
Minimum lot width	150 feet
Front setback	35 feet
Side setback	25 feet*
Corner side yard	25 feet*
Rear yard	25 feet*
Maximum building size (% of total lot)	45%

*10 feet of clear space plus 15 feet of planted buffer