

Classification	Accessory Structure Setbacks †	Dwelling Units Allowed W/OUT Subdividing	Min. size for Well & Septic	Min. lot size	Maxi Height	Dwelling Unit Separation	Accessory Size
R-1, Single Family	5'	1 per parcel	30,000	14,000	Less 40' to eave	N/A	No more than 65%
R-1MM, Multi-Section	5'	1 per parcel	30,000	14,000	Less 40' to eave	N/A	No more than 65%
R-2, Manufactured	5'	1 per parcel	30,000	14,000	Less 40' to eave	N/A	No more than 65%
R-1R, Rural Single Family	5' Ag. Different setback see ordinance.	1 per acre	2 acres	2 acres	Less 40' to eave	N/A	No more than 65%*
R-2R, Rural Manufactured	5' Ag. Different setback see ordinance.	1 per acre	2 acres	2 acres	Less 40' to eave	N/A	No more than 65%*
R-2R(F), Mobile Home Farm	5' Ag. Different setback see ordinance.	1 per acre	1 acre	1 acre	Less 40' to eave	N/A	No more than 65%*
Flex-1, Agricultural	5'	2 per acre 4 max per parcel	30,000	30,000	Less 40' to eave	15'	No more than 65%*
Pimlico Overlay District	10'	See Underlying Base Zoning	Varies based on "Area"	Varies based on "Area"	Less than 35' to eave	N/A	No more than 65%

**\*\*PLEASE BE ADVISED THAT THIS MATRIX SERVES AS GUIDANCE ONLY. PLEASE REFER TO THE BERKELEY COUNTY ZONING ORDINANCE (AS AMENDED) FOR VERIFICATION\*\***

**PRIMARY STRUCTURE SETBACKS FOR R-1 - FLEX-1**

Parcel Size	Front	Sides	Rear	2 <sup>nd</sup> Street Frontage	O.D.S*	Ingress/ Egress Easement†
14,000 sq. ft. and greater	35'	15'	30'	35'	30'	Min. required for front, rear, or side
10,000 sq. ft. to 13,999 sq. ft.	30'	10'	25'	30'	30'	Min. required for front, rear, or side
6,001 sq. ft. to 9,999 sq. ft.	25'	7.5'	20'	25'	30'	Min. required for front, rear, or side
6,000 sq. ft. and under	20'	7.5'	20'	20'	30'	Min. required for front, rear, or side

**PRIMARY STRUCTURE SETBACKS FOR R-15 - HI**

								Front	Sides	Rear	2 <sup>nd</sup> Street Frontage	O.D.S*	Ingress/Egress easement
R-15 Preservation Residential	50'	1 per 15 acres	15 acres	15 acres	Less 40' to eave	15'	No more than 65%*	100'	50'	50'	100'	30'	Min. required for front, rear or side
RNC, Rural Neighborhood Commercial	5'	Reserved	30,000	14,000	Less 40' to eave	N/A	No more than 65%	20'	10'	20'	20'	30'	Min. required for front, rear or side
GC, General Commercial	5'	Reserved	30,000	.5 of an acre	Avg. Height of Adjacent Structures + 25%	N/A	No more than 65%	20'	10'	20'	20'	30'	Min. required for front, rear or side
OI, Office Institutional	5'	Reserved	30,000	.5 of an acre	Avg. Height of Adjacent Structures + 25%	N/A	No more than 65%	20'	10'	20'	20'	30'	Min. required for front, rear or side
R-3, Mobile Home	5'	1 unit per 4000sq ft. leased space	2 acres	2 acres	Less 40' to eave	15'	No more than 65%	15'	15'	15'	15'	30'	Min. required for front, rear or side
R-4, Multi-Family District Small Scale	5'	7 units per acre	15 acres	15 acres	Less 40' to eave	15' btwn bldgs	No more than 65%	35'	10' •	20'	25'	30'	Min. required for front, rear or side
R-5 Multi-Family District, Large Scale	5'	10 units per acre	30 acres	30 acres	Less 40' to eave	15' btwn bldgs	No more than 65%	35'	15' •	30'	35'	30'	Min. required for front, rear or side
LI, Light Industrial	10'	N/A	2 acres	2 acres	Fire Dept. Approval	N/A	65%	30'	15'	30'	30'	30'	Min. required for front, rear or side
HI, Heavy Industrial	10'	N/A	5 acres	5 acres	Fire Dept. Approval	N/A	65%	40'	20'	40'	30'	30'	Min. required for front, rear or side

†Accessory structures are permitted in the rear & side yards **only** with minimum of 5' setbacks, **unless otherwise specified**, from the property lines or ingress/egress easements, whichever is greater. If the accessory structure is placed in that portion of the yard that fronts a 2<sup>nd</sup> street frontage of the property, the setbacks from the 2<sup>nd</sup> street frontage property line for the accessory structure is the required 2<sup>nd</sup> street frontage setback for the primary structure.

\*Excluding agricultural uses and uses located on parcels one acre in size or larger

•15' for multi-family and 10' for single family attached and 0' for common wall

♦Heir's property allows for 10 units per parcel

\*This is the minimum setback required for open drainage ditch and/or stormwater pond easement lines (excluding swales).

