

Classification	Accessory Structure Setbacks †	Dwelling Units Allowed W/OUT Subdividing	Min. size for Well & Septic	Min. lot size	Maxi Height	Dwelling Unit Separate	Accessory Size	SET BACKS FOR R-1 THRU F-1							
R-1, Single Family	5'	1 per parcel	30,000	14,000	Less 35' to eave	N/A	No more than 65%								
R-1MM, Multi-Section	5'	1 per parcel	30,000	14,000	Less 35' to eave	N/A	No more than 65%	Parcel Size	Front	Sides	Rear	2 nd Street Front	Open drainage*	Ingress/Egress Easement†	
R-2, Manufactured	5'	1 per parcel	30,000	14,000	Less 35' to eave	N/A	No more than 65%	14,000 sq. ft. and greater	35'	15'	30'	35'	30'	Min. required for front, rear, or side	
R-1R, Rural Single Family	5' Ag. Different setback see ordinance.	1 per acre	2 acres	2 acres	Less 35' to eave	N/A	No more than 65%*	10,000 sq. ft. to 13,999 sq. ft.	30'	10'	25'	30'	30'	Min. required for front, rear, or side	
R-2R, Rural Manufactured	5' Ag. Different setback see ordinance.	1 per acre	2 acres	2 acres	Less 35' to eave	N/A	No more than 65%*	6,001 sq. ft. to 9,999 sq. ft.	25'	7.5'	20'	25'	30'	Min. required for front, rear, or side	
R-2R(F), Mobile Home Farm	5' Ag. Different setback see ordinance.	1 per acre	1 acre	1 acre	Less 35' to eave	N/A	No more than 65%*	6,000 sq. ft. and under	20'	7.5'	20'	20'	30'	Min. required for front, rear, or side	
F-1, Agricultural	5'	2 per acre 4 max per parcel ♦	30,000	30,000	Less 35' to eave	15'	No more than 65%*	SET BACKS FOR R-15 THRU HI							

								Front	Sides	Rear	2 nd street front	Open drainage	Ingress/Egress easement
R-15 Preservation Residential	50'	1 per 15 acres	15 acre	15 acres	Less 35' to eave	15'	No more than 65%*	100'	50'	50'	100''	30'	Min. required for front, rear or side
RNC, Rural Neighborhood Commercial	5'	1 per parcel	30,000	14,000	Less 35' to eave	N/A	No more than 65%*	20'	10'	20'	20'	30'	Min. required for front, rear or side
GC, General Commercial	5'	N/A	30,000	.5 of an acre	Less 35' to eave	N/A	No more than 65%	20'	10'	20'	20'	30'	Min. required for front, rear or side
OI, Office Institutional	5'	N/A	30,000	.5 of an acre	Less 35' to eave	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 35' 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 35' to eave	15' between buildings	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 35' to eave	15' between buildings	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 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 2nd street frontage of the property, the setbacks from the 2nd street frontage property line for the accessory structure is the required 2nd street frontage setback for the primary structure.

- *Agricultural buildings are exempt
- 15' for multi family and 10' for single family attached and 0' for common wall
- ♦Heir's property allows for 10 units per parcel

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