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

Classification	Accessory Structure Setbacks †	Residential Density	Minimum Lot Size	Imper-vious Cover-age	Maximum Height	Dwelling Unit Separa-tion	Accessory Size
R-1, Single Family	5'	1 per parcel	30,000 with well & septic; 14,000ˣ with public water or sewer	50%	Less than 40' to the highest part of the structure	N/A	No more than 65%
R-1MM, Multi-Section							
R-2, Manufactured							
R-1R, Rural Single Family	5' Agricultural Structures are held to different setback; see ordinance.	1 per acre	2 acres				No more than 65%*
R-2R, Rural Manufactured		1 per acre	2 acres				
R-2R(F), Mobile Home Farm		1 per acre	1 acre				
Flex-1, Agricultural	5'Ω	2 per acre; 4 max per parcel ♦	30,000			15'	
Pimlico Overlay District	5'	See Underlying Base Zoning	Varies based on "Area"	50%	Less than 35' to the highest part of the structure	N/A	No more than 65%

PRIMARY STRUCTURE SETBACKS FOR R-1 - FLEX-1

Parcel Size	Front	Sides	Rear	2nd 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

†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 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. **ΩAccessory structures may be sited in the front yard for Flex-1, GC, OI, HI, and LI Districts subject to conditions.**

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

PRIMARY STRUCTURE SETBACKS FOR R-15 - HI

Classification	Accessory Structure Setbacks †	Residential Density	Minimum Lot Size	Imper-vious Cover-age	Maximum Height	Dwelling Unit Separa-tion	Accessory Size	Front	Sides	Rear	2nd Street Frontage	O.D.S*	Ingress/Egress easement
R-15 Preservation Residential	50'	1 per 15 acres	15 acres	50%	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'	2 per acre; 4 max per parcel	30,000 (well & septic); 14,000 (public water or sewer)	80%	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'Ω	*10 per acre*	0.50 Acre	80%; 50% (Multi-Family Resid)	40' Base Height with allowance for Height Bonus	15' for Multi-Family Resid.	No more than 65%						
OI, Office Institutional	5'Ω					15' (all buildings)	No more than 65%						
R-3, Mobile Home	5'	1 unit per 4000 sq. ft. leased space	2 acres	50%	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/Acre	15 acres	50%	Less 40' 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 per acre*	30 acres		40' Base Height of with allowance for Height Bonus		No more than 65%	35'	15' (MF); 10' (TH)	30' (MF) 20' (TH)	35'	30'	Min. required for front, rear, or side
LI, Light Industrial	10'Ω	N/A	2 acres	80%	Fire Dept. Approval	N/A	65%	30'	15'	30'	30'	30'	Min. required for front, rear, or side
HI, Heavy Industrial	10'Ω	N/A	5 acres	80%	Fire Dept. Approval	N/A	65%	40'	20'	40'	30'	30'	Min. required for front, rear, or side

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

♦Heir's property allows for up to 10 units per parcel.

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

ˣLot sizes permitted under Article 13, Innovative Site and Subdivision Design, may be permitted subject to conditions.

•Where multi-family is an allowable use, refer to R-5 Standards established in §5.6.10 – §5.6.17.

BERKELEY COUNTY

G:\Hand Outs/SetbackCheatSheet
Last updated: 11/4/2021