

	<p><b>General Residential Townhouse (GRT) Zoning District</b></p> <p>The General Residential Townhouse District is designed to provide for a variety of residential uses, including single-family, two (2) family homes and Townhouse uses, otherwise known as Townhouse projects. The intent of the district is to provide areas primarily for residential uses, and to discourage any encroachment by uses which may be incompatible with such residential use.</p> <p><b>Section 5.6, Town of Yemassee Zoning Ordinance</b></p>
<p><b>Standards for the GRT District 5.6.1</b></p>	
<ul style="list-style-type: none"> <li>• Maximum Density: Three (3) dwelling units per acre with the exception of townhouses</li> <li>• Minimum Lot Size: 14,520 square feet per dwelling unit with the exception of townhouses</li> <li>• Maximum building height: Thirty-Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, or flagpoles</li> <li>• Minimum front yard setback: Zero (0) feet and maximum Fifteen (15) feet from the street right-of-way line.</li> <li>• Minimum side yard setback: Ten (10) feet from lot lines</li> <li>• Minimum rear yard setback: Thirty (30) feet from the lot lines.</li> <li>• Townhouse projects are allowed to share interior property lines provided that 20' setbacks shall be required on the end unit between Townhouse buildings; further provided that such projects (buildings) shall not exceed 600' parallel to the street providing principal access.</li> <li>• Townhouse buildings cannot consist of more than Six (6) units per building or less than Four (4) units per building.</li> <li>• Townhouse projects must contain parking between the buildings and the roadways.</li> </ul>	
<p><b>Permitted Uses for the GRT District 5.6.2</b></p>	
<ul style="list-style-type: none"> <li>• Single-Family dwelling (Stick built home)</li> <li>• Townhouse Developments: <ul style="list-style-type: none"> <li>◦ The proposed use would not appreciably increase or detrimentally alter traffic patterns in the area.</li> <li>◦ The use provides for adequate access and off-street parking arrangements in accordance with the <i>Development Standards Ordinance</i> and any other regulations relating to parking; and</li> </ul> </li> <li>• Church, Civic or Institutional use</li> <li>• Home Occupations are permitted if there is no exterior evidence of the home occupation.</li> <li>• Family Day Care Home (Consult Town of Yemassee Zoning Ordinance, Article X, Definitions)</li> <li>• Two family dwelling with the exception of Townhouse developments.</li> </ul>	
<p><b>Prohibited Uses for the GRT District 5.6.3</b></p>	
<ul style="list-style-type: none"> <li>• Adult Entertainment Establishments</li> <li>• Any business, person, entity, or service offering Adult Entertainment</li> </ul>	