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|  | <p style="text-align: center;">Transitional (T) Zoning District</p> <p>The Transitional District is to establish flexible land uses for properties annexing into the Town of Yemassee with no immediate development plans. This district establishes performance standards for the formation and continuance of a healthy and diverse, mixed-use community to meet the changing needs of Yemassee.</p> <p style="text-align: center;">Section 5.15, Town of Yemassee Zoning Ordinance</p> |
| <p>Permitted Uses for the Transitional District 5.15.2</p> | |
| <ul style="list-style-type: none"> • Single-Family dwelling (Stick built home) • Church, Civic or Institutional use • Home Occupations are permitted if there is no exterior evidence of the home occupation. • Two (2) and Three (3) family dwellings. • Accessory dwelling unit / dependency unit • Family Day Care Home • Group Day Care Home • Any other use which the Community Development Director or Planning Commission may find to be similar in character to the uses enumerated in this Section and consistent with the purposes and intent of this Ordinance. | |
| <p>Uses Permitted by Special Exception in the Transitional District 5.15.3</p> | |
| <ul style="list-style-type: none"> • Child Care Center with thirteen or more children as a special exception issued by the Zoning Board of Appeals, with conditions • Agricultural use and structures pertaining to such use, provided that no such use shall involve the slaughtering or processing of poultry or livestock for volume commercial sale • Forest, tree farm, game preserve or other conservation purpose | |
| <p>Prohibited Uses for the Transitional District 5.15.4</p> | |
| <ul style="list-style-type: none"> • Adult Entertainment Establishments • Any business, person, entity, or service offering Adult Entertainment • Manufactured homes or manufactured home park • Any business involving junk, salvage operations, and/or the open storage of junk and salvage materials • Automobile, and other vehicle repair shops • Telecommunication Tower • Mining / Resource Extraction • Jails, Prisons, work release or other similar facilities • Any business that constitutes a nuisance. | |
| <p>Standards for the Transitional District 5.15.5</p> | |
| <ul style="list-style-type: none"> • Maximum building height: Thirty-Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, or flagpoles • Minimum front yard setback: Thirty (30) feet from lot line • Minimum side yard setback: Thirty (30) feet from lot lines | |

- Minimum rear yard setback: Twenty (20) feet from the lot lines.
- Minimum lot width at the building setback line for newly created parcels shall be one hundred fifty (150') feet. Newly created parcels are subject to the one thousand five hundred (1,500) foot distance requirement between access points along arterial roadways within the parcel frontage.

Residential Uses:

- Maximum Lot Area: One (1) Acre
- Maximum Density: One (1) dwelling unit per acre
- Lot Coverage/Open Space: Development of the site shall not exceed the surface coverage ratio of sixty (60%) impervious to forty (40%) pervious. No more than sixty (60%) percent of the lot area may be used for structures, parking, or otherwise be paved; a minimum of forty (40%) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation.

Institutional or Non-Residential Uses:

- Maximum Lot Area: Five (5) Acre
- Maximum Floor-Area Ratio: 0.25
- Buildings shall not contain more than ten thousand (10,000) square feet of gross floor area;
- Lot Coverage/Open Space: Development of the site shall not exceed the surface coverage ratio of sixty (60%) impervious to forty (40%) pervious. No more than sixty (60%) percent of the lot area may be used for structures, parking, or otherwise be paved; a minimum of forty (40%) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation.
- Parking areas on and access to adjacent lots shall be connected whenever practical
- Mechanical equipment at ground level shall be screened from view by an opaque screen
- Building facades at frontage lines shall be in pedestrian oriented and pedestrian scale. Building design shall be "Yemassee Character" and consistent with the major design elements outlined in the Town of Yemassee Development Standards Ordinance.