

LOT REQUIREMENTS AND SETBACKS FOR MOBILE HOMES, SINGLE FAMILY HOUSES & BUILDINGS

Distance from front yard property lines abutting:

Collector roads: 40 feet

Old Wire Rd. W, Marlboro Rd, Salem Rd, Billy Wallace Rd, Hatcher Hill Rd, Ebenezer Rd, Grants Mill Rd, Hickory Grove Rd, Hwy 912, Coxe Rd. E, Coxe Rd. W, Dunbar Hwy, Hebron Dunbar Rd, Laurin Willis Rd, New Bridge Rd

Arterial roads: 50 feet

US 1, US 15-401, SC 9, SC 38, SC 34, SC 79, SC 177, SC 381, SC 385

Local roads (all other roads): 30 feet

Distance from side yard property line: **10 feet**

Distance from rear yard property line: **25 feet**

Accessory buildings can be as close as **5 feet** from property line

Two homes on the same property must observe the above setbacks, have lot sizes of 10,000 sq. ft. and must have 20 feet between them.

Two or more mobile homes cannot be joined as one home

IT IS THE HOMEOWNER'S RESPONSIBILITY TO DETERMINE IF THE LOT IS IN A FLOOD ZONE BEFORE MOVING ONTO THE LOT, AND IF STRUCTURES ARE ADDED OR UPFITTED MUST COMPLY WITH ALL FLOOD ZONE RESTRICTIONS FOR BUILDING AND ELEVATION.

*****ANY NEWLY-ESTABLISHED MOBILE HOME, SINGLE FAMILY HOME OR BUILDING FOUND TO BE VIOLATING THE ABOVE REQUIREMENTS, OR IF FOR ANY OTHER REASON THIS PROPERTY IS FOUND TO BE UNSUITTABLE FOR THE NEWLY ESTABLISHED STRUCTURE IT IS SUBJECT TO BEING MOVED OR DEMOLISHED AT THE OWNER'S EXPENSE*****