



BERKELEY COUNTY PLANNING COMMISSION

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RESTRICTIVE CONDITIONS

A. CONDITION - With Public Water AND Public Sewer			
<u>Type of Development</u>	<u>Maximum Impervious Coverage</u>	<u>Minimum ¹ Lot Width</u>	<u>Minimum Lot Size</u>
Single Family Residence	60 %	75 Feet	7,500 Square Feet
Duplex Residence	60%	85 Feet Total lot width	9,000 Square Feet
Multi-Family Residence	60%	100 Feet	10,000 Square Feet, plus 400 sq. ft. for each one bedroom unit; and 600 sq. ft. for each unit with two bedrooms or more.
Townhouse	60%	18 Feet ²	1,800 Square Feet with a maximum of 10 units per acre. ¹
Commercial	80%	100 Feet	No minimum
Industrial	80%	150 Feet	40,000 Square Feet

¹ In a Townhouse Development 30% of the units may be reduced to a minimum lot width of sixteen feet (16') and a minimum lot size of 1,600 square feet. In this case, no one townhouse unit shall contain more than eight (8) dwelling units.

B. CONDITION - With Public Water AND Individual, On-Lot Sewage Disposal System			
<u>Type of Development</u>	<u>Maximum Impervious Coverage</u>	Minimum ¹ <u>Lot Width</u>	Minimum Lot <u>Size</u>
Single Family Residence	40 %	100 Feet	40,000 Square Feet
Duplex Residence	PROHIBITED		
Multi-Family Residence	PROHIBITED		
Townhouse	PROHIBITED		
Commercial	75%	150 Feet	1 Acre
Industrial	75%	150 Feet	1 Acre
Factory Built Home Community	PROHIBITED		

¹Lots being served by a Community Well may have lots with a minimum lot size of forty thousand (40,000) sq. ft. The minimum lot size is permitted, provided that the resulting density does not exceed the yield calculated by using a minimum lot size of eighty thousand (80,000) sq. ft.

C. CONDITION - With Approved Individual On-Lot Water Supply AND Public Sewer			
<u>Type of Development</u>	<u>Maximum Impervious Coverage</u>	Minimum ¹ <u>Lot Width</u>	Minimum Lot <u>Size</u>
Single Family Residence	40%	100 Feet	40,000 sq. ft.
Duplex Residence	PROHIBITED		
Multi-Family Residence	PROHIBITED		
Townhouse	PROHIBITED		
Commercial	75%	150 Feet	1 Acre
Industrial	75%	150 Feet	1 Acre
Factory Built Home Community	PROHIBITED		

D. CONDITION - With Approved Individual On-Lot Water Supply and Individual On-Lot Sewage Disposal System			
<u>Type of Development</u>	<u>Maximum Impervious Coverage</u>	<u>Minimum ¹ Lot Width</u>	<u>Minimum Lot Size</u>
Single Family Residence	35%	125 Feet	60,000 sq. ft.
Duplex Residence	PROHIBITED		
Multi-Family Residence	PROHIBITED		
Townhouse	PROHIBITED		
Commercial	75%	200 Feet	1 Acre
Industrial	75%	300 Feet	2 Acres
Factory Built Home Community	PROHIBITED		

E. CONDITION - With Community Well¹ and Public Sewer			
<u>Type of Development</u>	<u>Maximum Impervious Coverage</u>	<u>Minimum Lot Width²</u>	<u>Minimum Lot Size³</u>
Single Family Residence	35%	75 Feet	7,500 sq. ft.