

INTRODUCTION TO ZONING DISTRICT REGULATIONS

Classification of Zoning Districts

Zoning districts in Dorchester County are categorized as Suburban Urban, Suburban Transition, or Rural. These districts are applied in the County based upon the availability of infrastructure. Suburban districts are intended for application within the County where public water and sewer service and other public infrastructure required to support development at the intensity of each district either exists or is already planned for development. Suburban Transition districts are intended for application within the County where public infrastructure is neither nonexistent nor planned, yet it is anticipated that development pressures will increase significantly in the next decade. Rural districts are intended for application within areas of the County where public infrastructure is nonexistent and it would not be cost efficient to extend existing infrastructure to these areas.

Types of Uses and Required Approvals

Within each district, specific use groups are allowed either by-right (permitted), conditionally, or with special exception approval:

- By-right of permitted uses are those which may be developed within the applicable district subject to administrative approval of a zoning permit by the Department of Planning and Codes Enforcement.
- Conditional uses are uses, which are compatible with permitted uses in the same zoning district, but have potential for some incompatibility. These uses may be developed within the applicable district provided the proposed use meets all conditions for that use in Section 10.4 of this ordinance. The Department of Planning and Codes Enforcement may issue zoning permits for a conditional use upon demonstration that these conditions will be met.
- Special Exception uses are those, which may be compatible with other uses allowed within a specific zoning district, but are more intensive and have greater potential for adverse impacts on adjacent properties. These uses therefore may be approved for development within an applicable district provided the proposed use meets any conditions for that use listed in Section 10.4 of this ordinance and the criteria for special exception approvals in Section 10.5. The Department of Planning and Codes Enforcement may only issue zoning permits for special exception uses upon individual consideration and approval by the Dorchester County Board of Zoning Appeals. The procedures and requirements for obtaining special exception approval by the Board of Zoning Appeals are listed in Section 15.4 of this ordinance.

**ARTICLE VII. ZONING AND DEVELOPMENT
SUBURBAN DISTRICT REGULATIONS**

Suburban zoning districts are intended to implement Dorchester County’s comprehensive plan policies related to residential, commercial, industrial, institutional and public uses of land in those areas that have been designated for suburban growth. These districts are, or have the potential of being, served by existing or planned public sewer and water systems, roadway networks, schools and parks, and other community facilities and services.

Section 7.1 SR, Suburban Residential District

7.1.1 Statement of Intent

The intent of this district is:

- (a) To implement goals of the County’s Land Use Plan regarding low to moderate density development of single-family detached dwellings and neighborhoods in areas of the County which are still predominantly rural, yet transitioning to suburban development, in areas designated for Suburban Development on the adopted Future Land Use Map;
- (b) To minimize development problems in such areas where due to the absence of urban infrastructure, individual on-site sewerage disposal systems are necessary;
- (c) To protect development in such areas from infiltration by incompatible land uses;
- (d) To provide for the development of recreational, religious, and educational facilities as basic elements of a balanced residential area; and
- (e) To permit the location of community facilities needed in support of residential development.

7.1.2 Permitted Use Groups

Use Group No.	Group Name
1(a),(b)	Agriculture
2	Residential, Single-Family Detached
23 (d)	Utilities
24(a),(b),(c)	Community Services
25	Open Space

7.1.3 Conditional Uses

The following uses may be permitted in the SR zoning district provided they conform to the performance standards or conditions listed for each in section 10.4.

Use Group No.	Group Name
6(c),(d)	Social and Cultural
7(a)	Business, Residential – Bed and Breakfasts
23(c)	Utilities
Accessory Uses	Accessory dwelling units Accessory structures Home Occupations

7.1.4 Density Regulations

Development density shall not exceed one principal dwelling unit on each legally platted lot or parcel of record.

7.1.5 Minimum Lot and Building Requirements

(a) All lots zoned SR shall be a minimum of 32,670 square feet (3/4 ac.), provided however that they must be of sufficient size to meet the minimum requirements of the SC Department of Health and Environmental Control regarding the provision of water and sewer (septic) service.

(b) All lots must be a minimum of 120 feet in width.

(c) The following minimum yards must be provided:

Front yard	30 feet
Side yard	10 feet
Rear yard	35 feet

7.1.6 Maximum Impervious Surface

No more than 30% of the gross acreage of any lot shall be covered by impervious surfaces; with the exception of single family dwelling maximum impervious surfaces is 50%, provided that this requirement may be superseded by specific development guidelines adopted by Dorchester County.

7.1.7 Residential Clusters in the SR Zoning District

Lots may be clustered within the SR zoning district subject to a preliminary subdivision plan approved by the County's Planning Commission demonstrating the proposed reduction in lot sizes will result in the conservation of usable open space and sensitive environmental resources for the benefit of residents.

(a) Minimum Lot Sizes: All cluster lots zoned SR shall be a minimum of 21,780 square feet (1/2 ac.), provided however that they must be of sufficient size to meet the minimum requirements of the SC Department of Health and Environmental Control regarding the provision of water and sewer (septic) service.

(b) Minimum yards: The following minimum yards must be provided:

Front yard	25 feet
Side yard	7.5 feet
Rear yard	25 feet

(c) Maximum Impervious Surface: No more than 35% of the gross acreage of any lot shall be covered by impervious surfaces, with the exception of single family dwelling maximum impervious surfaces is 50% percent, provided that this requirement may be superseded by specific development guidelines adopted by Dorchester County.

(d) Minimum Open Space Area: Open space shall be provided in a sufficient amount such that the gross density of one lot per 32,670 square feet is maintained, calculated on the overall parcel excluding roads. Open space shall be preserved by means of a permanent open space easement acceptable to County Council.

(e) Minimum Buffer: A permanent building setback of fifty (50) feet in depth with a Category A vegetative buffer yard shall be provided where a cluster development adjoins an existing or planned residential district with a minimum allowable lot size of 32,670 square feet or greater. Such buffer may be included in open space calculations.

7.1.8 All utilities in this zone district shall be in compliance with Section 17.1.3.

**Section 7.2 R-1, Single-Family Residential and
R-1 (M), Single-Family Residential Manufactured Housing Districts**

7.2.1 Statement of Intent

The intent of these districts is:

- (a) To implement the Land Use Plan regarding the development of single-family dwellings and neighborhoods in moderate-density suburban residential areas designated for Suburban Development on the adopted Future Land Use Map;
- (b) To accommodate the location of manufactured housing units as temporary uses of land where predominant uses in the neighborhood are transitioning or converting from residential to non residential uses;
- (c) To accommodate the development of manufactured housing communities, with defined performance standards, within moderate density areas of the county;
- (d) To minimize development problems in such areas where due to the absence of urban infrastructure, individual on-site sewerage disposal systems are necessary;
- (e) To protect development in such areas from adverse impacts of incompatible land uses;
- (f) To provide for the development of recreational, religious, and educational facilities as basic elements of a balanced residential area; and
- (g) To permit the location of needed community facilities in support of residential development.

7.2.2 Permitted Use Groups

R-1

Use Group No.	Group Name
1(a)	Agriculture
2	Residential, Single-Family Detached
23(d)	Utilities
24(a),(b),(c)	Community Services
25	Open Space

R-1(M)

Use Group No.	Group Name
1(a)	Agriculture
2	Residential, Single-Family Detached
5	Residential, Manufactured Housing in conformance with Section 10.4
23 (d)	Utilities
24 (a),(b),(c)	Community Services
25	Open Space

7.2.3 Conditional Uses

The following uses may be permitted in R-1 and R-1(M) zoning districts provided they conform to the performance standards or conditions listed for each in Section 10.4.

Use Group No.	Group Name
6(c),(d)	Social and Cultural
7(a)	Business, Residential – Bed and Breakfasts
23(c)	Utilities
Accessory Uses:	Accessory Dwelling Units Accessory Structures Home Occupations

7.2.4 Density Regulations

Development density shall not exceed one principal dwelling unit on each legally platted lot or parcel of record.

R1 or R1 (M) = min. 14,500 square feet
R1 (A) or R1 (M) (A) = min. 21,780 square feet (1/2 ac.)

7.2.5 Minimum Lot and Building Requirements

- (a) All lots zoned R-1 or R-1(M) shall be a minimum of 14,500 square feet, provided that they must be of sufficient size to meet the minimum requirements of the SC Department of Health and Environmental Control regarding the provision of water and sewer (septic) service.
- (b) All lots must be a minimum of 80 feet in width.

(c) The following minimum yards must be provided:

Front yard	25 feet
Side yard	7.5 feet
Rear yard	25 feet

7.2.6 Maximum Impervious Surface

No more than 30% of the gross acreage of any lot shall be covered by impervious surfaces; with the exception of single family dwelling maximum impervious surfaces is 50 percent, provided that this requirement may be superseded by specific development guidelines adopted by Dorchester County.

7.2.7 Residential Clusters in the R-1 zoning district

Lots may be clustered within the R-1 zoning district subject to a preliminary subdivision plan approved by the County's Planning Commission demonstrating the proposed reduction in lot sizes will result in the conservation of significant open space and sensitive environmental resources for the benefit of residents.

(a) Minimum Lot Sizes: All cluster lots zoned R-1 will be a minimum of 12,000 square feet provided however that they must be of sufficient size to meet the minimum requirements of the SC Department of Health and environmental Control regarding the provision of water and sewer (septic) service.

(b) Minimum yards: The following minimum yards must be provided:

Front yard	25 feet
Side yard	7.5 feet
Rear yard	25 feet

(c) Maximum Impervious Surface: No more than 35% of the gross acreage of any lot shall be covered by impervious surfaces, with the exception of single family dwelling maximum impervious surfaces is 50 percent, provided that this requirement may be superseded by specific development guidelines adopted by Dorchester County.

(d) Minimum Open Space Area: Open space shall be provided in a sufficient amount such that the gross density of one lot per 15,000 square feet is maintained, calculated on the overall parcel excluding roads. Open space shall be preserved by means of a permanent open space easement acceptable to County Council.

(e) Minimum Buffer: A permanent building setback of fifty (50) feet in depth with a Category A vegetative buffer yard shall be provided where a cluster development adjoins an existing or planned residential district with a minimum

allowable lot size of 14,500 square feet or greater. Such buffer may be included in open space calculations.

7.2.8 All utilities in this zone district shall be in compliance with Section 17.1.3.

Section 7.3 R-2, Single-Family Residential and R-2(M), Single-Family Residential Manufactured Housing Districts

7.3.1 Statement of Intent

The intent of these districts is:

- (a) To implement the Land Use Plan regarding the moderate-density development of single-family dwellings and neighborhoods in the suburban areas of the county so designated on the adopted Future Land Use Map;
- (b) To minimize land use problems in such areas by requiring adequate infrastructure, i.e., public water and sanitary sewerage systems in support of such development;
- (c) To protect development in such areas from infiltration and adverse impacts of incompatible land uses;
- (d) To provide for the development of recreational, religious, medical and educational facilities as basic elements of a balanced residential area; and
- (e) To permit the location of needed community facilities in support of residential development.

7.3.2 Permitted Use Groups

R-2

Use Group No.	Group Name
1(a)	Agriculture
2	Residential, Single-Family Detached
23(d)	Utilities
24(a),(b),(c)	Community Services
25	Open Space

R-2(M)

Use Group No.	Group Name
1(a)	Agriculture
2	Residential, Single-Family
5	Residential, Manufactured Housing in conformance with Section 10.4
23(d)	Utilities
24(a),(b),(c)	Community Services
25	Open Space

7.3.3 Conditional Uses

The following uses may be permitted in R-2 and R-2(M) zoning districts provided they conform to the performance standards or conditions listed for each in Section 10.4.

Use Group No.	Group Name
1(a)	Agriculture
2	Residential, Single-Family Detached
6(c),(d)	Social and Cultural
23(c)	Utilities
Accessory Uses:	Accessory Structures Home Occupations

7.3.4 Density Regulations

Development density shall not exceed one principal dwelling unit on each legally platted lot or parcel of record.

7.3.5 Minimum Lot and Building Requirements

- (a) All lots zoned R-2 or R-2(M) shall be a minimum of 7,500 square feet, provided that all residential lots must be of sufficient size to meet the minimum requirements of the SC Department of Health and Environmental Control regarding the provision of water and sewer (septic) service.
- (b) All lots must be a minimum of 50 feet in width.

(c) The following minimum yards must be provided:

Front yard	25 feet
Side yard	7.5 feet, provided that a dwelling unit may be set on a side lot line if a 10 foot easement for maintenance is acquired from the adjoining lot. This easement cannot be used as part of the required side yard setback for the adjoining lot if the result is to reduce the distance between structures to less than 10 feet.
Rear yard	25 feet

7.3.6 Height Limitations

No structure shall be more than two (2) stories in height, unless the entity providing fire protection service certifies either:

- (a) that it can provide adequate fire protection service to a taller structure at the site in question; or
- (b) that the proposed structure incorporates fire protection systems, such as sprinklers, that will provide adequate fire protection to a taller structure at the site in question.

The certification will state the maximum height to which adequate fire protection is available, and the structure may be built up to this height; provided that the entity providing fire protection service shall not certify any extension in allowable height that will adversely affect the entity's or the County's ISO fire rating.

7.3.7 Maximum Impervious Surface

No more than 40% of the gross acreage of any lot shall be covered by impervious surfaces; with the exception of single family dwelling maximum impervious surfaces is 50 percent, provided that this requirement may be superseded by specific development guidelines adopted by Dorchester County.

7.3.8 All utilities in this zone district shall be in compliance with Section 17.1.3.

Section 7.4 R-3, Single Family Attached District

7.4.1 Statement of Intent

The intent of this district is:

- (a) To implement the Land Use Plan regarding the development of varying densities of residential uses in designated Suburban areas of the County, as depicted on the adopted Future Land Use Map;
- (b) To promote the construction of desirable and affordable housing for the citizens of the County;
- (c) To minimize land use problems by requiring adequate infrastructure to support such development;
- (d) To provide for the development of recreational, religious, medical and educational facilities as basic elements of balanced residential areas; and
- (e) To permit the location of needed community facilities in support of residential development.

7.4.2 Use Groups Permitted

R-3

Use Group No.	Group Name
1(a)	Agriculture
2	Residential, Single-Family Detached
3	Residential, Single Family Attached
6(a),(c)	Social and Cultural
23(d)	Utilities
24(a),(b),(c)	Community Services
25	Open Space

7.4.3 Conditional Uses

The following uses may be permitted in R-3 zoning district provided they conform to the performance standards or conditions listed for each in Section 10.4.

Use Group No.	Group Name
6(d)	Social and Cultural
15(a),(b),(c),(e)	Professional Offices
23(c)	Utilities
Accessory uses:	Accessory Structures Home Occupations

7.4.4 Special Exception Uses

The following uses may be developed in the R-3 zoning district subject to conformance with any conditions in Section 10.4 and approval of a special exception pursuant to the criteria in Section 10.5 and provisions of Section 15.4.

Use Group No.	Group Name
6(b)	Social and Cultural

7.4.5 Density Regulations

No more than 7.3 dwelling units per net acre may be developed on a site, provided that detached single-family housing constructed in the R-3 district shall not exceed 2.9 dwelling units per net acre in density.

7.4.6 Minimum Lot and Building Requirements

- (a) No lot developed with a single family attached residential unit may be less than 5,000 square feet in area and no lot developed with a two-family or detached multifamily residential unit may be less than 1,500 square feet in area; provided that all residential lots must be of sufficient size to meet the requirements of the S.C. Department of Health and Environmental Control regarding the provision of water and sewerage service.
- (b) All lots must be a minimum of 20 feet in width.
- (c) Detached single-family housing constructed in this district shall conform to the yard requirements contained in Section 7.2.5.
- (d) Unless a lot or site meets the requirements of subparagraphs (e) or (f) below, the minimum setbacks from lot lines shall be:

Front yard 20 feet
Side yard 5 feet
Rear yard 20 feet

- (e) A two-family structure containing a common wall may be constructed on two lots, such that the common wall of the two dwelling units lies on the common lot line, provided that such common lot line is so designated on a plat that is recorded in accordance with the Dorchester County Subdivision Ordinance. For such structures, the minimum setbacks from the remaining lot lines shall be:

Front yard 20 feet
Side yard 0 feet
Rear yard 20 feet

- (f) If the lot or site is contained in a plat, recorded in accordance with the Dorchester County Subdivision Regulations, that provides for a pattern of zero lot line development and that shows and designates:

- (1) a patio line, designating the location of the structure to be constructed with respect to the side of the line, for each lot;
- (2) the location of the structure to be constructed on each lot, such that the distance between any two dwelling units is not less than 10 feet; and
- (3) easements for maintenance for all proposed structures situated less than 5 feet from a side lot line.

The minimum setbacks from the perimeter property lines shall be:

Front yard 20 feet
Side yard 5 feet
Rear yard 20 feet

7.4.7 Height Limitations

No structure shall be more than two (2) stories in height, unless the entity providing fire protection service certifies either:

- (a) that it can provide adequate fire protection service to a taller structure at the site in question; or
- (b) that the proposed structure incorporates fire protection systems, such as sprinklers, that will provide adequate fire protection to a taller structure at the site in question.

The certification will state the maximum height to which adequate fire protection is available, and the structure may be built to this height; provided that the entity providing fire protection service shall not certify any extension in allowable height that will adversely affect the entity's or the County's ISO fire rating.

7.4.8 Maximum Impervious Surface

No more than 50% of the gross acreage of a site within this district shall be covered by impervious surfaces; with the exception of single family dwelling maximum impervious surfaces is 50 percent, provided that this requirement will be superseded by specific development guidelines adopted by Dorchester County.

7.4.9 All utilities in this zone district shall be in compliance with Section 17.1.3.

Section 7.5 R-4 Multi-Family Residential District

7.5.1 Statement of Intent

The intent of this district is:

- (a) To implement the Land Use Plan regarding the development of multi-family projects and higher density uses in the suburban areas of the county as designated on the adopted Future Land Use Map;
- (b) To minimize land use problems in such areas by requiring adequate infrastructure to support such development;
- (c) To provide for the development of recreational, religious, medical and educational facilities as basic elements of balanced residential areas; and
- (d) To permit the location of needed community facilities in support of residential development.

7.5.2 Size and Location

This district shall be a minimum of two (2) acres and maximum of ten (10) acres in size. It shall only be applied in locations in close proximity to arterial and major collector roads, with pedestrian linkages to nearby established or planned commercial and employment areas, and served by public water and sewer. Incremental and contiguous additional of no less than one (1) acre to an existing R4 district shall be allowed. Larger parcels may be developed in accord with Dorchester County's adopted Planned Development (Planned Development District) regulations.

7.5.3 Permitted Use Groups

R-4

Use Group No.	Group Name
1(a)	Agriculture
2	Residential, Single-Family Detached
3	Residential, Single Family Attached
4	Residential, Multi-Family
6(a),(c)	Social and Cultural
15(a),(b),(e)	Professional Services
23(d)	Utilities
24(a),(b),(c)	Community Services
25	Open Space

7.5.4 Conditional Uses

The following uses may be permitted in an R-4 zoning district provided they conform to the performance standards or conditions listed for each in Section 10.4.

Use Group No.	Group Name
6(d)	Social and Cultural
15(c)	Professional Services
23(c)	Utilities
Accessory Uses:	Accessory Structures Home Occupations

7.5.5 Special Exception Uses

The following uses may be developed in the R-4 zoning district subject to conformance with any conditions in Section 10.4 and approval of a special exception pursuant to the criteria in Section 10.5 and provisions of Section 15.4.

Use Group No.	Group Name
6(b)	Social and Cultural

7.5.6 Density Regulations

No more than 13.0 dwelling units per net acre may be developed on a site; provided that additional units may be developed in accordance with the Bonus Density provisions contained in Section 10.1 and that all residential lots must be of sufficient size to meet the requirements of the S.C. Department of Health & Environmental Control regarding the provision of water and sewer (septic) service.

7.5.7 Minimum Lot and Building Requirements

- (a) For detached single-family housing constructed in this district, the requirements contained in Section 7.2.5 shall apply, and, if different from the standards set forth in this section, shall replace the standards set forth in this section.
- (b) The minimum setbacks from the perimeter property lines for structures containing more than one residential unit shall be:

Front yard	20 feet
Side yard	10 feet
Rear yard	20 feet

Where structures are fully detached, the minimum distance between structures shall be 20 feet.

7.5.8 Height Limitations

No structure shall be more than two (2) stories in height, unless the entity providing fire protection service certifies either:

- (a) that it can provide adequate fire protection service to a taller structure at the site in question; or
- (b) that the proposed structure incorporates fire protection systems, such as sprinklers, that will provide adequate fire protection to a taller structure at the site in question.

The certification will state the maximum height to which adequate fire protection is available, and the structure may be built up to this height; provided that the entity providing fire protection service shall not certify any extension in allowable height that will adversely affect the entity's or the County's ISO fire rating.

7.5.9 Maximum Impervious Surface

No more than 65% of the gross acreage of a site within this district shall be covered by impervious surfaces; with the exception of single family dwelling maximum impervious surfaces is 50 percent, provided that this requirement will be superseded by specific development guidelines adopted by Dorchester County.

7.5.10 All utilities in this zone district shall be in compliance with Section 17.1.3.

Section 7.6 OI, Office and Institutional District

7.6.1 Statement of Intent

The intent of this district is:

- (a) To accommodate the development of office and institutional uses on small individual parcels;
- (b) To permit orderly transition between residential and non-residential areas with quiet, compatible, low-impact professional office and institutional uses;
- (c) To discourage infiltration of higher impact business and industrial uses into residential areas of the County; and
- (d) To permit the location needed community facilities in support of permitted uses.

7.6.2 Size and Location

New OI zoning districts may be mapped in areas designated for Suburban or Economic Development on the adopted Future Land Use map in the Dorchester County Comprehensive Plan.

When mapped, the OI district shall be no less than one (1) and no more than five (5) acres in size. Incremental and contiguous additions of parcels no less than ¾ acres (32,670 square feet) to existing OI districts shall be considered for approval, provided that such incremental additions demonstrate their relationship and compatibility with existing development within the district to which it is being added. Parcels greater than five (5) acres in size proposing office development should be developed under the provisions of the adopted employment Planned Development (PD) district.

7.6.3 Permitted Use Groups

OI

Use Group No.	Group Name
4	Residential, Multi-Family
6	Social and Cultural
7	Business, Residential
15	Professional Services
24(a),(b)	Community Services
25	Open Space
Accessory Uses:	Accessory Structures

7.6.4 Conditional Uses

The following uses may be permitted in the OI zoning district provided they conform to the performance standards or conditions listed for each in Section 10.4

Use Group No.	Group Name
23(c)	Utilities

7.6.5 Residential Density Regulations

No more than 13.0 dwelling units per net acre may be developed on a site; provided that additional units may be developed in accordance with the Bonus Density provisions contained in Section 10.1. and that all residential lots are of sufficient size to meet the requirements of the S.C. Department of Health & Environmental Control regarding the provision of water and sewerage service.

7.6.6 Lot and Building Requirements

- (a) Residential development in this district must meet the requirements as specified in Section 7.2.5.
- (b) Lots zoned OI for development of non-residential uses shall be a minimum of 32,670 square feet in size (3/4 acre), provided however that they must be of sufficient size to meet minimum landscaping and buffering, parking and other requirements of this Ordinance, in addition to meeting minimum requirements of the S.C. Department of Health and Environmental Control regarding the provision of water and sewer service if the district cannot be served by public water or sewer.
- (c) All lots shall be a minimum of twenty feet (20') in width.
- (d) Minimum Yards:
 - Front yard 20 feet
 - Side yard 5' unless buildings are adjoining
 Minimum 10' between structures
 - Rear yard 20 feet

The above yard requirements may be increased to provide required buffer yards between properties of differing land uses and/or zoning districts as specified in Article XIII.

(e) Height Limitations

No structure shall be more than two (2) stories in height, unless the entity providing fire protection service certifies either:

- (1) that it can provide adequate fire protection service to a taller structure at the site in question; or
- (2) that the proposed structure incorporates fire protection systems, such as sprinklers, that will provide adequate fire protection to a taller structure at the site in question.

The certification will state the maximum height to which adequate fire protection is available, and the structure may be built to this height; provided that the entity providing fire protection service shall not certify any extension in allowable height that will adversely affect the entity's or the County's ISO fire rating.

(f) Maximum Impervious Surface

No more than 80% of the gross acreage of a parcel containing non-residential uses, or 65% of the gross acreage of a parcel containing residential uses, shall be covered by impervious surfaces; with the exception of single family dwelling maximum impervious surfaces is 50 percent, provided that this requirement will be superseded by specific development guidelines adopted by Dorchester County.

- (g) Landscaped Open Space on individual non-residential lots within this district shall not be less than .25 times the buildable area of the lot.

7.6.7 All utilities in this zone district shall be in compliance with Section 17.1.3.

7.6.8 Use Performance Standards

- (a) The hours of operation for any business located in this district is established as follows: 8:00 AM to 7:00 PM, Monday through Saturday. No business may remain open to the public beyond the hours established. Under exceptional conditions, the occupant may conduct a formal survey of all persons residing within 500 feet of the business for the purposes of requesting a waiver of this provision. After consideration of the survey results, the Zoning Administrator may grant an Administrative Waiver of this provision as provided in Section 14.1 if warranted.
- (b) The sale of Alcoholic Beverages for “on premises” consumption is prohibited in this district.

Section 7.7 CN, Neighborhood Commercial District

7.7.1 Statement of Intent

The intent of this district is:

- (a) To provide for the establishment of small scale commercial areas within a defined proximity to existing and/or planned residential developments or neighborhoods;
- (b) To serve residential neighborhoods or employment uses immediately adjacent to or within walking distance of such commercial areas with convenience goods and services;
- (c) To strengthen business and commercial activity by encouraging the location of convenience commercial centers where they can be served by adequate infrastructure, and provide vehicular and pedestrian linkages to neighboring residential development; and
- (d) To dissuade non-complementary uses which might undermine the character of neighboring residential developments or conflict with existing commercial activities.

7.7.2 Size and Location

New CN zoning districts may be mapped in areas of the County designated as Suburban or Economic Development on the adopted Future Land Use map in the Dorchester County Comprehensive Plan. CN districts shall be located on local access or two lane minor collector roads providing access to surrounding residential and nonresidential uses.

When mapped, CN districts approved for creation after adoption of this ordinance shall be no less than 1.5 acres and no more than five (5) acres in total land area.

7.7.3 Permitted Use Groups

CN

Use Group No.	Group Name
6	Social and Cultural
10	Business, Convenience Retail
14 (a)	Business, Personal Services
15(a),(b),(c),(e)	Professional Services
23(d)	Utilities
24(a),(b)	Community Services
25	Open Space
Accessory Uses:	Accessory Structures

7.7.4 Conditional Uses

The following uses may be permitted in the CN zoning district provided they conform to the performance standards or conditions listed for each in Section 10.4.

Use Group No.	Group Name
4	Multi-Family Residential, provided within the same structure as a commercial use.
23(c)	Utilities

7.7.5 Special Exception Uses

The following uses may be developed in the CN zoning district subject to conformance with any conditions in Section 10.4 and approval of a special exception pursuant to the criteria in Section 10.5 and the provisions of Section 15.4.

Use Group No.	Group Name
13(a)	Business, Recreation.

7.7.6 Residential Density Regulations

No more than eight (8) multi-family dwelling units per net acre may be developed on a site.

7.7.7 Lot and Building Requirements

- (a) Lots zoned CN for development of non-residential uses shall be a minimum of 5,000 square feet in size, provided however that they must be of sufficient size to meet minimum landscaping and buffering, parking and other requirements of this ordinance in addition to meeting minimum requirements of the S.C. Department of Health and Environmental Control regarding the provision of

water and sewer (septic) service if the district cannot be served by public water or sewer.

(b) All lots shall be a minimum of twenty feet (20') in width.

(c) Minimum Yards

Front Yard	20 feet, provided however that the front yard may be reduced to twelve feet (12') where a structure's front entrance faces the street without an intervening parking area.
Side yard	5 feet unless buildings are adjoining, with a minimum of 10 feet between non-residential structures on the same lot. 15 feet where a non-residential use will abut a residential zoning district.
Rear yard	20 feet 30 feet where a non-residential use will abut a residential zoning district.

The above yard requirements may be increased to provide required buffer yards between properties of differing land uses and/or zoning districts as specified in Article XIII.

(d) Height Limitations

No structure shall be more than two (2) stories in height unless the entity providing fire protection service certifies either:

- (1) that it can provide adequate fire protection service to a taller structure at the site in question; or
- (2) that the proposed structure incorporates fire protection systems, such as sprinklers, that will provide adequate fire protection to a taller structure at the site in question.

The certification will state the maximum height to which adequate fire protection is available, and the structure may be built to this height; provided that the entity providing fire protection service shall not certify any extension in allowable height that will adversely affect the entity's or the County's ISO fire rating.

7.7.8 Maximum Impervious Surface

No more than 80% of the gross acreage of a parcel in the CN district, shall be covered by impervious surfaces, provided that this requirement will be superseded by specific development guidelines adopted by Dorchester County. Where a development consists of a number of contiguous or adjoining structures, this requirement shall apply to the development as a whole, not to the individual structures or lots.

7.7.9 Landscaped Open Space on individual non-residential lots or developments of contiguous or adjoining structures, within this district shall not be less than .25 times the buildable area of the lot.

Section 7.8 CG, General Commercial District

7.8.1 Statement of Intent

The intent of this district is:

- (a) To provide for the establishment of adequate commercial areas in scale with the needs of adjoining residential development and employment uses;
- (b) To serve the motoring public with a broad range of commercial goods and services;
- (c) To strengthen business and commercial activity by concentrating commercial development where it can be served by adequate infrastructure and transportation systems; and
- (d) To dissuade non-complementary uses which might undermine the viability of or conflict with existing commercial activities.

7.8.2 Size and Location

New CG zoning districts may be mapped in areas of the County designated as Suburban on the adopted Future Land Use map in the Dorchester County Comprehensive Plan, at or within close proximity to intersections of arterial and collector roads.

When mapped, CG districts approved for creation after adoption of this ordinance shall be no greater than fifteen (15) acres in size and no further than ¼ mile from the intersection of two major roads, except in the case of interstate interchanges where CG districts may be mapped up to ¾ mile from the interchange. Commercial development of parcels or a combination of parcels totaling more than fifteen (15) acres in size shall be zoned and developed under the provisions for a business Planned Development District as adopted by Dorchester County Council.

7.8.3 Permitted Use Groups

CG

Use Group No.	Group Name
4	Residential, Multi-Family
6	Social and Cultural
7	Residential, Business
8	Business, Primary Retail
9	Business, Secondary Retail
10	Business, Convenience Retail
14(a)	Business, Personal Services
15(a),(b),(c),(e)	Professional Services
16	Business, Office Services
17(c)	Business, General
18	Business, Quick Service
23(d)	Utilities
24(a),(b)	Community Services
25	Open Space
Accessory Uses:	Accessory Structures

7.8.4 Conditional Uses

The following uses may be permitted in the CG zoning district provided they conform to the performance standards or conditions listed for each in Section 10.4.

Use Group No.	Group Name
11	Business, Communications.
22(b)	Outdoor Storage Uses (accessory)
23(c)	Utilities

7.8.5 Special Exception Uses

The following uses may be developed in the CG zoning district subject to conformance with any conditions in Section 10.4 and approval of a special exception pursuant to the criteria in Section 105 and the provisions of Section 15.4.

Use Group No.	Group Name
13(a)	Business, Recreation
19(a)	Transportation

7.8.6 Lot and Building Requirements

(a) Individual lots created in the CG zoning district shall be a minimum of 32,670 square feet in size (3/4 acre); provided however that they must be of sufficient size to meet minimum landscaping and buffering, parking and other requirements of this ordinance, in addition to meeting minimum requirements of the S.C. Department of Health and Environmental Control regarding the provision of water and sewer (septic) service if the district cannot be served by public water or sewer.

(b) All lots shall be a minimum of 50 feet in width.

(c) Minimum Yards:

Front Yard	25 feet
Side yard	15' unless buildings are adjoining, with a minimum of 10 feet between non-residential structures on the same lot. 50 feet where a non-residential use will abut a residential zoning district.
Rear yard	25 feet 50 feet where a non-residential use will abut a residential zoning district.

The above yard requirements may be increased to provide required buffer yards between properties of differing land uses and/or zoning districts as specified in Article XIII.

(d) Height Limitations

No structure shall be more than two (2) stories in height unless the entity providing fire protection service certifies either:

- (1) that it can provide adequate fire protection service to a taller structure at the site in question; or
- (2) that the proposed structure incorporates fire protection systems, such as sprinklers, that will provide adequate fire protection to a taller structure at the site in question.

The certification will state the maximum height to which adequate fire protection is available, and the structure may be built to this height; provided that the entity providing fire protection service shall not certify any extension in allowable height that will adversely affect the entity's or the County ISO fire rating.

7.8.7 Maximum Impervious Surface

No more than 80% of the gross acreage of a parcel shall be covered by impervious surfaces, provided that this requirement will be superseded by specific development guidelines adopted by Dorchester County. Where a development consists of a number of contiguous or adjoining structures, this requirement shall apply to the development as a whole, not to the individual structures or lots.

7.8.8 Landscaped Open Space on individual non-residential lots or developments of contiguous or adjoining structures, within this district shall not be less than .20 times the buildable area of the lot.

7.8.9 All utilities in this zone district shall be in compliance with Section 17.1.3.

7.8.10 Site Planning Requirements

- (a) Commercial buildings shall be grouped in relation to parking areas that motorists entering the development may access a number of individual uses within a center from a single parking space.
- (b) Each commercial development shall have a vehicular circulation plan that minimizes direct vehicular access to parking stalls from major carways and provides other on and off-site improvements to enhance pedestrian and vehicular circulation.
- (c) Primary access and through vehicular traffic impacting residential neighborhoods shall be avoided. Minor streets serving the development shall not be connected with streets outside the district in such a way that encourages the use of such minor streets by through and construction traffic.
- (d) Where parcels are developed with multiple uses or buildings on individual lots, access points to and from major roads shall be minimized to no greater than two (2) access points per major road frontage of the original parcel.
- (e) Facilities and access routes for deliveries, servicing and maintenance of uses within the development shall be separated, as reasonably practicable, from customer access routes and parking areas. Areas where deliveries to customers in automobiles are to be made or where services are to be provided for automobiles are to be made shall be so located and arranged as to minimize interference with pedestrian traffic within the development.
- (f) Commercial and service uses and structures and related parking areas shall be oriented toward existing and planned major transportation routes and away from local access roads and adjacent residential neighborhoods not separated from the CG district by a street.

- (g) Landscaping, buffering and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas, and parking from streets and non-residential uses.

Section 7.9 CLI, Commercial Light-Industrial District

7.9.1 Statement of Intent

The intent of this district is:

- (a) To accommodate the location of general destination business uses, as well as compatible light-industrial uses and industrial-related business uses;
- (b) To reserve areas of the County where light-industrial, industrial-related businesses uses can locate with limited impact on traffic circulation patterns and the community character of residential neighborhoods; and
- (c) To foster creative design of sites for development of these uses to enhance the character of the community's in which they are located.

7.9.2 Size and Location

The CLI district may be mapped in areas of the County designated as Suburban or Economic Development on the future land use map in the Dorchester Comprehensive Plan. CLI districts shall be located with access to, but not directly abutting or fronting on, major collectors or arterials in the County.

The zoning of CLI land is not encouraged except as an extension of an existing CLI district, adjacent to industrial districts, or where the proposed district is isolated from existing or planned residential uses. Where the development of a mixed use business and light industrial community is proposed on a single parcel, or combination of parcels, totaling greater than fifteen (15) acres in size, the development shall be zoned and developed as an employment Planned Development District as adopted by County Council.

7.9.3 Permitted Use Groups

CLI

Use Group No.	Group Name
1(a),(c)	Agriculture
6(d)	Social and Cultural
9	Business, Secondary Retail
11(a)	Business, Communication
12	Business, Wholesale
13(a)	Business, Recreation
15(d)	Professional Services
16	Business, Office Services
17	Business, General Services
19	Transportation
20(b),(c),(d)	Manufacturing
21	Manufacturing Services
23(d)	Utilities
24	Community Services
25	Open Space
Accessory Uses:	Accessory Structures

7.9.4 Conditional Uses

The following uses may be permitted in the CLI zoning district provided they conform to the performance standards or conditions listed for each in Section 10.4.

Use Group No.	Group Name
11(b)	Business, Communications
22(b)	Outdoor Storage Uses (accessory)
23(a),(b),(c)	Utilities

7.9.5 Special Exception Uses

The following uses may be developed in the CLI zoning district subject to conformance with any conditions in Section 10.4 and approval of a special exception pursuant to the criteria in Section 10.5 and the provisions of Section 15.4.

Use Group No.	Group Name
22(a),(d)	Outdoor Storage Uses

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7.9.6 Ancillary Uses

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The following uses shall be permitted in an approved CLI district to serve employees and clients of the principal uses permitted provided they are located with a clearly incidental and subordinate orientation towards the permitted principal uses of the district and do not comprise more than fifteen percent (15%) of the aggregate area of the land area of the individual CLI district in which they propose to locate:

Use Group No.	Group Name
10	Business, Convenience Retail
18	Business, Quick Stop Services

7.9.7 Lot and Building Requirements

(a) Lots zoned CLI shall be a minimum of one (1) acre in size, provided however that they must be of sufficient size to meet minimum landscaping and buffering, parking and other requirements of this ordinance in addition to meeting minimum requirements of the S.C. Department of Health and Environmental Control regarding the provision of water and sewer service if the district cannot be served by public water or sewer.

(b) All lots shall be a minimum of fifty feet (50') in width.

(c) Minimum Yards

Front Yard	50 feet
Side Yard	20 feet
	10 feet between non-residential structures on the same lot of record.
	25 feet where a non-residential use will abut a residential use or zoning district.
Rear Yard	50 feet

(d) Accessory Uses and Structures

(1) Accessory uses and structures are permitted in the rear and side yards of the parcel, provided that no structures is located within 25 feet of the property line.

(2) The above yard requirements may be increased to provide required buffer yards between properties of differing land uses and/or zoning districts as specified in Article XIII.

(e) Height Limitations

No structure shall be more than two (2) stories in height unless the entity providing fire protection service certifies either:

- (1) that it can provide adequate fire protection service to a taller structure at the site in question; or
- (2) that the proposed structure incorporates fire protection systems, such as sprinklers, that will provide adequate fire protection to a taller structure at the site in question.

The certification will state the maximum height to which adequate fire protection is available, and the structure may be built to this height; provided that the entity providing fire protection service shall not certify any extension in allowable height that will adversely affect the entity's or the County ISO fire rating.

7.9.8 Maximum Impervious Surface

No more than 80% of the gross acreage of a parcel containing non-residential uses, shall be covered by impervious surfaces; provided that this requirement will be superseded by specific development guidelines adopted by Dorchester County. Where a development consists of a number of contiguous or adjoining structures, this requirement shall apply to the development as a whole, not to the individual structures or lots.

7.9.9 Landscaped Open Space on individual non-residential lots or developments of contiguous or adjoining structures, within this district shall not be less than .20 times the buildable area of the lot.

7.9.10 Site Planning Requirements

In order to achieve a design whereby buildings are located, oriented and designed to respect the natural landscape, relationships to surrounding properties and buildings, views from major arterials, site access and circulation needs, and the desired character of the district, the site planning guidelines below shall be followed:

- (a) Roadways and principal vehicular access points shall be shown on a concept plan that is submitted at the time of a rezoning request to the CLI district. Vehicular transportation elements shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic on site and on adjacent properties.

- (b) No individual CLI lot or use created after adoption of this ordinance shall have direct access to an arterial or major collector road.
- (c) Primary access and vehicular traffic through the CLI district impacting residential neighborhoods shall not be permitted. Minor streets serving the development shall not be connected with streets outside the district in such a way that encourages the use of such minor streets by through and construction traffic.
- (d) Landscaping, buffering and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas, and areas of parking from streets and residential uses.
- (e) No off-street parking or loading facilities shall be located in required landscaped yards.

Section 7.10 I, Industrial District

7.10.1 Statement of Intent

The intent of this district is:

- (a) To provide for concentrated areas within the county, sufficiently removed from residential development, where the mechanical or chemical transformation of organic or inorganic substances into new products may take place;
- (b) To reserve and protect primary sites suitable for future economic and industrial development; and
- (c) To protect the viability of existing industrial development by ensuring adequate separation and buffering from future residential development.

7.10.2 District Size and Location

Industrial (I) Districts shall principally be mapped in areas of the County designated for Economic Development on the adopted Future Land Use map in the Dorchester County Comprehensive plan. I districts may also be mapped in areas of the County designated as Suburban, provided that the parcel(s) proposed for this district abut(s) an existing industrial use, zoned for industry. I districts shall be located with access to, but not directly abutting or fronting on, major collectors or arterials in the County. In considering whether to approve a request for rezoning to the I district, strong consideration shall be given to whether the parcel has access to an arterial road leading directly to an interstate.

When mapped, an I district approved for creation after adoption of this ordinance shall be no less than 50 and no more than 100 acres in total land area, except that incremental and contiguous additions of parcels no less than five (5) acres to existing I zoned areas shall be considered for approval.

7.10.3 Use Groups Permitted

I

No.	Name
1(c),(d)	Agriculture
9	Business, Secondary Retail
10	Business, Convenience Retail
11(a)	Business, Communication
12	Business, Wholesale
15(d)	Professional Services
17	Business, General Services
19	Transportation
20	Manufacturing
21	Manufacturing Services
23(d)	Utilities
24(a),(b)	Community Services
25	Open Space
Accessory Uses:	Accessory Structures

7.10.4 Conditional Uses

The following uses may be permitted in the I zoning district provided they conform to the performance standards or conditions listed for each in Section 10.4.

Use Group No.	Group Name
11(b)	Business, Communications.
13(b)	Business, Recreation
14(b)	Business, Personal Services (must comply with 10.4.17)
22	Outdoor Storage Uses
23(a),(b),(c)	Utilities

Accessory Uses:	<p>Accessory Dwelling Unit for the provision of housing property caretakers, security personnel, managers, or other persons whose physical proximity to the principal use is reasonably required during hours the principal use is not in operation.</p> <p>(15)(a),(b),(c),(e): Professional Services provided that such use is supportive and complementary to the principal use of the lot and occupies no more than five percent (5%) of the total lot area on which it is located</p>
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7.10.5 Ancillary Uses

The following uses shall be permitted in an approved I district to serve employees and clients of the principal uses permitted provided they are located with a clearly incidental and subordinate orientation towards the permitted principal uses of the district and do not comprise more than fifteen percent (15%) of the aggregate area of the land area of the individual I district in which they propose to locate:

Use Group No.	Group Name
7(c)	Business, Accommodation and Food Services
16	Business, Office Services
18	Business, Quick Stop Services

7.10.6 Lot and Building Requirements

(a) Lots zoned I for development of heavy industrial uses shall be a minimum of five (5) acres in size.

(b) All lots shall be a minimum of 200 feet in width.

(c) Minimum Yards

Front yard	50 feet
Side yard	25feet
Rear yard	50 feet, except where such property is adjacent to a railroad right of way and written approval from the railroad authorities has been obtained to utilize a railroad spur for loading and unloading.

The above yard requirements may be increased to provide required buffer yards between properties of differing land uses and/or zoning districts as specified in Article XIII.

(d) Height Limitations

There are no generic height limitations for these uses. However, the developer must provide the Zoning Administrator with certification from the appropriate provider of fire protection service showing that such entity has the capability to provide adequate fire protection service to the structure(s) in question; or must certify to the Zoning Administrator that the developer, owner or operator of the facility has such capability.

7.10.7 Maximum Impervious Surface

No more than 80% of the gross acreage of a tract in this district shall be covered by impervious surfaces provided that this requirement will be superseded by specific development guidelines adopted by Dorchester County.

7.10.8 Accessory Uses

Accessory structures are permitted in the rear and side yards of the parcel, provided that no structure is located within 15 feet of the property lines.

7.10.9 General Performance Standards

- (a) No storage of any kind may be located within the required front yard.
- (b) Primary access and vehicular traffic through the I district impacting residential neighborhoods shall not be permitted. Streets serving the development shall not be connected with streets outside the district in such a way that encourages the use of such minor streets by through and construction traffic.
- (c) Industry operators shall ensure that no uses within a nearby residentially zoned district are impacted by noise levels beyond those permitted under Section 13.1 of this ordinance.
- (d) No industrial use shall produce vibration levels at any residential property line.
- (e) No industrial use shall produce noxious or nuisance-oriented emissions that impact nearby residential neighborhoods.

Section 7.11 Planned Development District

The purpose of this Article is to encourage the development of various types of planned developments under a single Master Plan, where the traditional density, bulk, spacing and use regulations of districts in Articles VI and VII, which may be useful in protecting the character of substantially developed areas, may impose inappropriate and unduly rigid restrictions upon the development of parcels or areas which lend themselves to a unified, planned approach. These districts are intended to promote flexibility in site planning and structure location, to facilitate the provision of utilities and circulation systems, as well as to preserve the natural and scenic features of the parcel. All Planned Development Districts shall be designed to ensure that the following general goals are achieved:

- (a) The proposed development shall be of such design that it will promote achievement of the stated purposes of the adopted Comprehensive Plan and is consistent with the Plan as well as other adopted plans and policies of the County;
- (b) The development will efficiently use available land and will protect and preserve the natural features of the land such as trees, streams, and topographic features;
- (c) The development will be located in an area where transportation, police and fire protection, schools and other community facilities and public utilities, including public water and sewer service, are or will be available and adequate for the uses and densities proposed. The applicant may, where appropriate, make provisions for such facilities or utilities, which are not presently available;
- (d) A Planned Development District shall be required if a property contains more than twenty-five (25) acres of highland and is in the MUC, TRM, R-1, R-2, R-3, R-4, OI, CN and CG zoning districts and meets all other requirements for a Planned Development District;
- (e) Dorchester County may require the negotiation and execution of a Development Agreement as provided by state law for developments containing more than twenty-five (25) acres of highland that request approval as a Planned Development District. When necessary and appropriate to address such issues, Dorchester County may require a Development Agreement as a prerequisite to approving a Planned Development District hereunder, in accordance with the South Carolina Development Agreement Act.
- (f) The owners of a parcel of land containing more than twenty-five (25) acres of highland cannot subdivide the parcel into smaller parcels that contain less than twenty-five (25) acres of highland as a means to circumvent the intent of this ordinance.

7.11.1 Statement of Intent

The intent of the Planned Development District is:

- (a) To encourage the development of residential and/or nonresidential communities which provide a full range of harmonious land uses, including multiple residential types, along with supporting recreational, religious, and educational facilities to serve residents of the district at a various densities;
- (b) To promote flexibility in site planning and structure location that facilitates the provision and use of efficient circulation and utility systems, and preservation of natural and scenic features, resulting in diversity of scale, style and details that foster a strong sense of community;
- (c) To permit the development of such communities where there is a demand for housing, a relationship with existing and/or planned employment opportunities, as well as supporting businesses and other services, and adequate community facilities and infrastructure exist or are planned in the County;
- (d) To provide a mechanism for evaluating alternative zoning regulations proposed with each application on its own merit, emphasizing that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications set forth in this ordinance, but to permit innovative and creative design of communities in Dorchester County.

7.11.2 Regulatory Effects

Consideration of a request for approval of a Planned Development District is based upon submission of a Master Plan as specified in Section 7.11.11. The Master Plan consists of both visual and written representations of the proposed layout and/or design of the planned development, including alternative zoning regulations.

- (a) Approval of a request to rezone a specific parcel or tract of land to Planned Development District constitutes a change in the County's zoning map and zoning requirements applicable to those parcels included in the rezoning request.
- (b) Wherever the approved Master Plan and accompanying documents conflict with provisions in the County's zoning ordinance and land development regulations, provisions of the approved Master Plan supersede. All land development requirements of Dorchester County not specifically addressed by the Master Plan apply.
- (c) Transfer of ownership of a parcel or tract of land zoned Planned Development District does not invalidate the regulatory effect of the approved rezoning, including the Master Plan.

7.11.3 Modifications

All requirements, including community performance guidelines, included in this Article may be modified by County Council as part of approval of a Planned Development District if it is found that actions, designs or solutions proposed by the applicant, although not literally in accord with applicable regulations will satisfy public purposes to at least an equivalent degree.

7.11.4 District Size and Location

When mapped, a Planned Development District is to be no less than five (5) contiguous acres in gross land area and shall be located:

- (a) On, but with limited direct access to, primary transportation routes within the County;
- (b) In areas served by public water and sewer facilities;
- (c) In areas where supporting business and other services are existing or planned (if not to be included within the proposed planned development);
- (d) In areas designated for Suburban Development on the adopted Future Land Use Plan.

7.11.5 Community Types / Land Use Mix

The character of a planned community is to be defined by the proportional mix of land uses depicted on the approved Master Plan. The land use mix (measured as a percentage of the land area) of each type of planned community should generally contain a mix comparable to the following:

- (a) Suburban Residential Communities: Conventional neighborhoods characterized by homogeneous groupings of housing types, separation of differing land uses and a circulation network designed almost solely for the movement of motor vehicles.

	Minimum	Maximum
Agriculture	None	None
Residential, Single Family	None	80%
Residential, Two Family or Detached	None	15%
Multifamily or Multi-Family	None	15%
Social and Cultural	5%	None
Open Space	15%	None

- (b) Traditional Communities: A collection of traditional neighborhoods characterized by a mixture of various housing types, businesses and civic uses served by an interlocking grid patterns of streets and sidewalks, public parks and spaces and an identifiable center of community activities and social interaction.

	Minimum	Maximum
Agriculture	None	None
Traditional neighborhoods	50%	70%
Conventional neighborhoods	0%	20%
Social and Cultural	10%	None
Open Space	20%	None
Residential Neighborhood Centers	None	10%
Employment Uses*	None	15%

*Permitted only in traditional communities exceeding 100 acres in land area.

- (c) Business Communities: A community of large scale retail trade and services which are supported by markets outside the immediate neighborhood and consist of individual commercial uses having a gross leasable floor area of approximately 20,000 square feet or greater, located in compact nodes at intersections of major collector and arterial roads.

	Minimum	Maximum
Agriculture	None	None
Residential, Multifamily	None	10%
Business and Professional Services	50%	80%
Social and Cultural	None	10%
Open Space	20%	None

- (d) Town Centers: A compact mix of land uses including residential, commercial, civic and employment uses, generally located in conjunction with a Residential Community (suburban or traditional) proposal large enough to provide a viable market for businesses approximately 20,000 square feet of gross leasable floor area locating within the Town Center, designed to accommodate pedestrian and vehicular traffic with a full complement of services and amenities.

	Minimum	Maximum
Agriculture	None	None
Traditional Neighborhood	10%	50%
Business and Professional Services	50%	70%
Employment Uses	None	20%
Social and Cultural	10%	None
Open Space	20%	None

- (e) Employment Communities: Campus-style parks accommodating office and light industrial uses, including research and development and small scale manufacturing-related activities, that are compatible with commercial and residential development by virtue of their size, lack of outdoor storage or manufacturing activities and other activities or emissions that may have a detrimental impact, generally located in compact high-intensity nodes on the County's primary roadways.

	Minimum	Maximum
Agriculture	None	None
Traditional Neighborhood	0%	25%
Business and Professional Services	0%	10%
Employment Uses	50%	85%
Social and Cultural	None	None
Open Space	20%	None

7.11.6 Use Groups Permitted

The following use groups, and similar uses not listed, shall be permitted in an approved Planned Development District , provided the proportion of land uses according to the community size and character identified on the Master Plan and the general community standards set forth in this section.

(a) Residential and Traditional Communities

No.	Name
1(a)	Agriculture
2	Residential, Single Family
3	Residential, Two Family and Detached Multifamily
4	Residential, Multi-Family
6	Social and Cultural
11	Business, Convenience Retail*
14	Business, Personal Services*
15	Professional Offices*
23(b)(c)	Community Services
24	Open Space

*Within approved Residential Neighborhood Centers

(b) Business Communities and Town Centers

No.	Name
4	Residential, Multi-Family
6	Social and Cultural
7	Business, Residential
8	Business, Primary Retail
9	Business, Secondary Retail
11	Business, Convenience Retail
14	Business, Personal Services
15	Professional Offices
16	Business, Office Services
18	Business, Quick Service
23(b)(c)	Community Services
24	Open Space

(c) Employment Communities

No.	Name
4	Residential, Multi-Family
6	Social and Cultural
7	Business, Residential
9	Business, Secondary Retail
10	Business, Communications
12	Business, Wholesale
13	Business, Recreation
15	Professional Offices
16	Business, Office Services
17	Business, General Services
23	Community Services
24	Open Space

7.11.7 Accessory Uses and Structures

Accompanying accessory uses and structures allowed in the categories enumerated above shall be permitted to the extent they are customarily incidental and subordinate to the principal use of any lot within a Planned Development District and unrestricted by any private covenants or agreements attached to the Master Plan.

7.11.8 Maximum Development Densities

The development density approved shall not exceed that which can be served by adequate public facilities either existing or planned at the time of rezoning. The overall density of a proposed Planned Development District shall not exceed that shown on the approved Master Plan or the following, whichever is less:

- (a) Net Residential Densities. No more than 16.0 dwelling units per net acre may be developed within a proposed planned development.
- (b) Non-Residential Density. Principal nonresidential buildings and appurtenant structures and facilities, including parking areas, shall not exceed .80 times the gross land area of the lot.

7.11.9 Lot and Building Requirements

- (a) Lot Size. Residential lots shall meet the minimum requirements specified on the Master Plan prior to consideration by the Planning Commission and approval by County Council. Lots developed with non-residential uses shall be adequate to provide yards, landscaping and buffering, parking and loading, and open space required by this ordinance.

- (b) Lot Widths and Yards. All individual lots shall meet the minimum requirements specified on the approved Master Plan, in addition to any additional set backs or standards contained in this section.
- (c) Perimeter District Setbacks.
- (1) Adjacent to existing roads. No building, outdoor storage areas for collection of refuse, or loading area shall be permitted closer than one hundred (100) feet to the right-of-way of any arterial road, seventy-five (75) feet to any major collector road, and (35) feet to the right-of-way from any other road. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.
 - (2) Adjacent to Agricultural or Residential Districts. No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (100) feet to any agricultural or residential district, or land bay allowing residential uses. No parking shall be permitted closer than fifty (50) feet to any such area. No parking, outdoor storage areas for collection of refuse, or loading spaces shall be permitted in areas between buildings and streets where such uses are visible from said agricultural and residential areas.
 - (3) Adjacent to Other Nonresidential Districts. No building, outdoor storage, parking or loading area shall be permitted closer than fifteen (15) feet, except where a greater area is required by Article VII, to any other nonresidential district or land bay designated for development with non-agricultural or non-residential land uses. In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement shall be applied only at the property line and not at the zoning district line.
- (d) Maximum Impervious Surfaces. .40 maximum for the district, assuming development densities of land bays are averaged and storm water management facilities are provided according to the County's adopted storm water management policies.
- (e) Building Height. Forty (40) feet for single family detached structures. Other residential structures or nonresidential buildings may be erected to a maximum height of (100) feet if set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than two (2) feet for each one (1) foot of height that it exceeds the (35) foot limit and unless the entity providing fire protection service certifies either:
- (1) that it can provide adequate fire protection service to a taller structure at the site in question; or

- (2) that the proposed structure incorporates fire protection systems, such as sprinklers, that will provide adequate fire protection to a taller structure at the site in question.

The certification will state the maximum height to which adequate fire protection is available, and the structure may be built to this height; provided that the entity providing fire protection service shall not certify any extension in allowable height that will adversely affect the entity's or the County's ISO fire rating.

7.11.10 Community Performance Guidelines

- (a) Access and Circulation. Within any Planned Development District the Master Plan shall provide for efficient groupings of structures, uses and facilities, served by a network of interconnected streets and sidewalks that allow for smooth and convenient traffic flow within the district and at points of entry and exit.
 - (1) Each Planned Development District shall have direct vehicular access to at least one existing roadway classified as an arterial or collector road by the SCDOT or County's Transportation Plan, without using local streets in adjacent lower density residential neighborhoods.
 - (2) No individual use or lot created within a Planned Development District shall be located so as to have direct vehicular access to any public roadway classified as an arterial or collector.
 - (3) Primary access and through traffic for nonresidential vehicles shall be avoided to minimize impacts on residential neighborhoods. Local streets internal to a planned development shall not be connected with streets outside the district in such manner that encourages the use of such internal streets by through and construction traffic.
 - (4) Where environmental conditions, site size and shape permits, the developer is encouraged to use a neotraditional grid or other formal pattern.
- (b) Utility Requirements. All utility distribution lines located on land developed as a Planned Development District shall be placed underground.
- (c) Landscaped Open Space. A minimum of 10% of the total land area designated for single family residential uses, 20% of the total land area designated for multi-family residential uses, and 25% of the total land area designated for non-residential uses shall be set aside as landscaped open space for the enjoyment and use of all residents. Such open space shall be landscaped and maintained in accord with Article VIII. Particular care should be taken to organize landscaped open space in such a way as to maximize the visual effects of green spaces as seen from public ways.

(d) Residential Communities.

- (1) Residential neighborhoods should be developed with a variety of housing types and/or lot sizes. Where multi-family dwelling units are proposed, the County encourages integration of these within mixed-use structures or within a village setting.
- (2) Traditional residential developments should exhibit design characteristics outlined below:
 - a. Similar uses face each other across a collector or local street while different, but compatible, uses are placed on adjoining lots;
 - b. A continuous network of interconnected local streets with sidewalks create small rectilinear blocks (modified only where needed to protect environmental features) are conducive to walking and socializing;
 - c. Lots with front and side yards are reduced to meet only safety and health standards thereby reducing utility and road costs and creating a sense of spatial enclosure in the public street;
 - d. A hierarchy of parks, squares and greens located throughout neighborhoods within walking distance of all residents and a formal civic square acting on its own or in conjunction with a civic facility, Neighborhood Center or other use, creates a social focus for the community;
 - e. Civic uses, such as churches and community centers, located in prominent sites to act as landmarks within the neighborhood;
 - f. Off street parking lots located to the rear of civic and business uses to ensure these buildings are the prominent sight from the street.
- (3) Residential and Traditional Communities greater than 50 acres in land area are encouraged to incorporate a limited commercial area (Residential Neighborhood Center), consisting of neighborhood retail, office, restaurants, and other convenience services for residents of the development. Where neighborhood commercial uses are proposed to be integrated within residential neighborhoods or land bays, the Master Plan shall designate the approximate location, lot and building requirements, landscaping, buffering and parking standards for these uses.
 - a. Residential Neighborhood Centers should relate in size to the residential community that they are intended to serve and limited to a single property or contiguous properties of five acres to minimize the risk of outside business traffic entering the neighborhood.

- b. To ensure Residential Neighborhood Centers are not consolidated into larger commercial complexes than originally planned, they should be separated by a minimum distance of 4000 feet from any other commercial center, measured in a straight line between the closest point of each center.
 - c. A Residential Neighborhood Center should provide convenience services, which do not require a primary market beyond adjoining neighborhoods, and be clearly linked to the adjoining residential areas by sidewalks and trails.
 - d. Residential dwellings developed within a Residential Neighborhood Center located above ground floor commercial uses should not exceed a density of one dwelling unit for every 2000 square feet of commercial floor area.
- (4) Social and cultural uses are permitted within residential land bays, provided the approximate locations of such are designated on the approved Master Plan. Where cultural and social uses are proposed in a traditional community, they should be located in conjunction with a Residential Neighborhood Center in prominent locations to act as landmarks within the neighborhood.
- (5) Employment uses located within a traditional community exceeding 100 acres in land area may be permitted provided they meet the standards outlined below.
- a. Access to employment areas is provided from a collector road. Access between residential and employment areas of the development is restricted or limited to minimize conflicts between truck and vehicle traffic.
 - b. Vehicular service to uses within the employment area is limited to lots located at the edges of employment areas to serve the commuting work force of the employment area and minimize impacts on residential areas of the development.
 - c. The Master Plan provides for pedestrian accessibility between commercial and employment areas proposed within a Planned Development District.
 - d. Employment uses are developed in a campus or park setting with buildings close to the street, parking and loading screened from roads, extensive landscaping, and sidewalks and pedestrian links to other neighborhoods.
 - e. The total floor area of employment uses is proportionate to the number of residential units in the Planned Development District.
 - f. Employment uses are limited to small-scale office, research and light industrial operations that do not conflict with the scale of other development in the community.

- g. Light Industrial operations are designed to be compatible with adjoining residential neighborhoods and to mitigate the impact of noise, lights, traffic and other associated industrial activities.

(e) Business Community and Town Center.

- (1) All Business Communities and Town Centers should be designed to be compatible with adjacent land uses and promote the identity of the individual residential communities and neighborhoods they serve.
- (2) The Master Plan shall provide for access to such communities and centers to accommodate safe and efficient movement of traffic into the development without impeding traffic movements along adjacent roadways. Primary access encouraging vehicular access through residential neighborhoods shall be avoided. Entrances to and from business communities and town centers should be made from the minor roads serving the center. Such minor streets should not be connected with streets outside the business community or town center in such a way as to encourage their use by through and construction traffic.
- (3) Commercial centers containing large-scale commercial uses, and those serving the region or areas outside the County's designated suburban area, should be located in compact nodes at major intersections of major collector or arterial roads. Regionally oriented centers should reinforce the viability and function of existing commercial areas by locating in the same vicinity and providing suitable transitions between uses.
- (4) Appropriate transitions between business communities or town centers and adjoining uses should be provided, by means of compatible uses, green spaces, pedestrian access, etc. The Master Plan should provide for at least one means of pedestrian accessibility between a business community and any adjoining residential area.
- (5) The Master Plan should provide for site design that will be compact and emphasize structures as the prominent feature of each site as viewed from adjoining roadways. Commercial and service uses and structures and related parking areas should be oriented toward principal roadways and away from adjacent residential neighborhoods, existing or planned. Such uses and structures should be grouped to minimize use of vehicles to move between structures or uses. Facilities and access routes for deliveries, servicing and maintenance should be separated from customer access routes and parking areas.
- (6) The Master Plan shall make provisions for specific design guidelines and proposed lot and building requirements. Such guidelines shall limit signs and outdoor lighting to a character than is harmonious with the planned development residential character.

- (7) The approved site plan shall include a vehicular circulation plan that minimizes direct vehicular access to parking stalls from major cart ways, and provides other on and off-site improvements to enhance pedestrian and vehicular circulation.
 - (8) Drive-through uses should be limited to locations with direct accessible to and from an arterial road via a major cart way, without generating traffic circulation through residential areas.
 - (9) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets, agricultural and residential uses.
 - (10) Parking areas shall be landscaped and shall not interfere with the reasonable continuity of structure areas and pedestrian activity.
 - (11) In addition, Town Centers should:
 - a. Locate on a collector road serving a residential community, preferably between adjoining neighborhoods or at the intersection of two collector roads. Town Center developments should not be split by principal roads serving the center;
 - b. Provide for a compatible mix of land uses including dwellings, commercial and office uses, personal service establishments, institutional uses, public facilities, parks and other similar uses meeting the needs of adjoining neighborhoods;
 - c. Be arranged in a generally rectilinear pattern of interconnecting streets and blocks while maintaining respect for the natural landscape. Pedestrian linkages should be established within and between blocks in the Town Center and surrounding neighborhoods or activity centers;
 - d. Consist of structures designed to maximize the use of small lots by developing two and three story structures, which support ground level businesses and upper level residential and office uses.
- (f) Employment Community.
- (1) Planned employment communities are encouraged to be designed as office/light industrial parks, with efficient groupings of structures, uses and facilities and for smooth and convenient traffic flow within the district. Particular care should be taken to organize landscaped open space to maximize the visual effects of green spaces as seen from public ways.
 - (2) Access to employment communities should be provided from a collector road. Limited access between the employment community and adjacent residential areas is encouraged.

- (3) Principal vehicular access points should be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Minor streets should not be connected with streets outside the district in such a way to encourage their use by through or construction traffic.
- (4) Commercial retail and restaurants should not occupy more than 15% of the floor area of an office/service building.
- (5) Light industrial uses shall be limited to those which do not require outdoor storage and which have negligible emissions (noise, odor, vibrations)
- (6) Accessory outdoor storage may be permitted provided no storage of any kind is conducted within a front yard. Outdoor storage of new and reusable materials, equipment, vehicles shall be located within enclosed areas, which are buffered and screened.
- (7) All loading areas shall be placed at the rear or side of any building and screened from view of land outside the district in addition to public streets.
- (8) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets, agricultural and residential uses.

7.11.11 Planned Development District Applications and Master Plan Approval

- (a) Prior to submitting a Planned Development District application, the applicant is encouraged to meet with the Planning Department staff for a pre-application conference to avoid undue delay in the review process after the application is submitted.
- (b) The Applicant shall submit an electronic copy and twenty (20) of the proposed Planned Development District documents and Master Plan.
 - (1) The proposed Master Plan shall include the following:
 - a. A survey showing the property boundary lines, metes and bounds, utility transmission lines and public rights of way crossing and adjacent to the subject property, with vicinity map, title block, scale, north arrow, total number of acres of overall site and boundaries of any jurisdictional or non-jurisdictional wetlands as certified by the US Army Corps of Engineers.
 - b. A land use plan depicting the type (e.g., single-family detached, recreation, office, commercial, etc.), location, nature and approximate number of acres, proposed density and lot requirements of each subarea or land bay to be developed.

- c. The maximum number of units and density of various residential types proposed.
 - d. Approximate number of bedrooms in each residential unit other than single-family residential land bays to be developed.
 - e. The maximum total square feet of building floor area proposed for nonresidential uses by type of use, subarea or land bay.
 - f. Primary traffic circulation pattern, illustrating existing and proposed abutting roadways, proposed major points of ingress and egress to the development and primary internal trafficways.
 - g. Proposed parking and landscaping requirements and design guidelines for structures to be developed.
 - h. Delineation and description of open space and buffer areas.
 - i. An indication that an acceptable drainage system can be designed for the proposed project.
 - j. All Planned Development Districts shall be under single ownership or if in multiple ownership then by written consent of all owners who agree to be bound by the regulations of the district regulations.
- (2) A Statement of Intent shall include the following:
- a. A statement setting forth the proposed development schedule.
 - b. A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.
 - c. A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the development.
 - d. A statement concerning the appearance, landscaping, screening, and maintenance of any proposed pond, lake, or retention pond contained in the development.
 - e. A statement identifying easements and covenants relating to the establishment of common open space or service facilities within the development and establishment of an entity responsible for the management thereof.

- f. Any such information or descriptions as may be deemed reasonably appropriate for review.
- (c) The Planning Commission and the Planning Department staff shall make a recommendation on the proposed Planned Development District which shall be advisory to County Council.
- (d) County Council may, after fulfilling all applicable requirements of this section and all applicable requirements of Article XV, act to either approve, approve with modifications, or disapprove the application for a Planned Development District.
- (e) Following the approval of a Planned Development District, the official zoning map shall be amended to reflect such approval. Approval of a Planned Development District shall constitute authority for the applicant to submit a Final Development Plan to the Planning Commission for approval in accordance with the provisions of Subdivision Regulations.
- (f) The standards set forth are minimum requirements. County Council may impose conditions and safeguards in addition to these requirements. Satisfying the minimum requirements does not by right entitle an applicant to a zoning change and notice is hereby given to that effect.

7.11.12 Subdivision Plats

Approval of a Master Plan by and Statement of Intent by County Council shall constitute authority for the applicant to prepare subdivision plats if applicable in accordance with procedures set forth in the Dorchester County Land Development Regulations. No residential building permit or certificate of occupancy shall be issued until the Planning Commission has approved a final plat.

7.11.13 Final Development or Site Plan

All multifamily and nonresidential development in the Planned Development District will require approval of a final development or site plan by the Dorchester County Planning Commission or its designee. Site plan requirements and procedures for the Planned Development District are outlined in Article XVIII.

7.11.14 Changes to Planned Development Districts

Changes to an approved Planned Development District may be permitted in accordance with one of the following procedures as determined by the Zoning Administrator:

- (a) MAJOR CHANGES - Changes to a Planned Development District, which would alter the basic concept and general characteristics of the Planned Development District, may be approved by County Council in accordance with the procedures

established by Section 7.11.11. After approval of a major change by County Council, approval of a final development plan showing such changes must be submitted to the Planning Commission in accordance with Section 7.11.11. Examples of major changes may include, but are not limited to the following:

- (1) boundary changes
 - (2) decrease in open space
 - (3) increase or decrease in number of access points
 - (4) changes to more intensive land uses, e.g. residential to commercial, any change which the Zoning Administrator determines would significantly alter the character of the Planned Development District or be expected to have an adverse impact upon neighboring property owners
 - (5) redesign of the Master Plan as it applies to phases not yet constructed
- (b) MINOR CHANGES - Changes to a Planned Development District which are of a design nature and which do not alter the original concept or use characteristics of the Planned Development District may be approved by the Director of Planning provided that no minor change may be approved by the Director of Planning which is in conflict with specific conceptual considerations previously approved by County Council. Examples of Minor Changes may include, but are not limited to the following:
- (1) Reductions in:
 - density
 - signage
 - square footage
 - (2) Increases in:
 - landscaping
 - open space
 - setbacks
 - (3) Minor changes to:
 - landscaping
 - lighting
 - location of land uses
 - parking
 - signage
 - site plan
 - (4) Minor changes to allow:
 - reorientation of structures
 - realignment of approved access
 - more restrictive land uses, e.g. commercial to residential
 - shift in approved density from one area of the Planned Development District to another