

**ARTICLE IX. ZONING AND DEVELOPMENT
RURAL DISTRICT REGULATIONS**

Section 9.1 AC, Absence of Controls District

(Amendment – Ordinance 08-21, adopted October 20, 2008 by County Council – Deleted Zoning and Development Rural District Regulations and Added New Development Regulations)

9.1.1 *Statement of Intent*

The intent of this district is to provide for use in some selected rural portions of the County which are experiencing no development pressures. Further, County Council intends that properties in this district be part of a sizable, contiguous portion of the County; this district is not intended to include individual properties that are totally or mainly surrounded by other districts established under this Ordinance.

9.1.2 *Building Codes*

Enforced for all structures.

9.1.3 *Use Groups Permitted*

*All use groups except 13(b) Adult Establishments and 14(b) Tattoo Parlors.
(Amendment – Ordinance 05-20, adopted August 15, 2005 by County Council – Prohibited the location of Adult Establishments)*

9.1.4 *Single Family Detached Residential and Single Family Residential Manufactured Housing Use*

All lots for Single Family Detached Residential Use, including mobile homes, shall conform to the requirements of Article VII, Section 7.2.5 (Minimum Lot and Building Requirements) for the R-1 and R-1(M) zoning districts.

9.1.5 *Single Family Attached Residential Use*

All lots for Single Family Attached Residential Use shall conform to the requirement in Article VII, Sections 7.4.5 (Minimum Lot and Building Requirements) and 7.4.6 (Density Regulations) for the R-3 zoning district.

9.1.6 Multi-Family Residential Use

All lots for Multi-Family Residential Use shall conform to the requirements in Article VII, Section 7.5.7(b) (Minimum Lot and Building Requirements) for the R-4 zoning district.

9.1.7 General Commercial Use

All lots for General Commercial Use shall conform to the requirements in Article VII, Section 7.8.6 (Lot and Building Requirement) for the CG zoning district.

9.1.8 Industrial Use

All lots for Industrial Use shall conform to the requirements in Article VII, Section 7.10.6 (Lot and Building Requirements) for the I zoning district.

9.1.9 Height Limitations

None; provided, however that the requirement contained in Article XI and Article XII shall apply to development in this district.

9.1.10 Maximum Density

SC DHEC will generally dictate the minimum lot size required to support a septic system and drainfield. Regardless of what DHEC dictates, the minimum lot size for a Single Family dwelling and/or a manufactured home will be one (1) dwelling unit per 14,500 SF. Duplex units can be built on a lot not to exceed the density of 5.8 units per net acre (7,500 SF/unit). Single Family Attached dwellings (units that share a common wall) can be built on a single lot or parcel provided they be built to a density not to exceed 7.3 units per net acre (6,000 SF). Residential Multi-Family dwellings (e.g. apartments) can be built at a density not to exceed 13 units per net acre.

9.1.11 Maximum Impervious Surface

None.

9.1.12 Parking Requirements

None.

9.1.13 Sign Regulations

All signage on roads within the Transitional Overlay District (TOD) must comply with Article XI, Section 11.2.8(D) and Article XIII, Section 13.5.7.

9.1.14 Environmental Performance Standard Applicable

None other than as may be invoked under the provisions of Article XII.

9.1.15 Buffer Requirements:

All new developments must comply with Article XIII, Section 13.2. All new developments located within the Transitional Overlay District (TOD) must comply with Article XI, Section 11.2.