

STATE OF SOUTH CAROLINA

ORDINANCE NUMBER 15-21

COUNTY OF DORCHESTER

**AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE XI: "SPECIAL AREAS," SECTION 11.2: "TRANSITIONAL OVERLAY DISTRICT (TOD)."**

Whereas, Dorchester County has the authority to administer a zoning ordinance for "the general purposes of guiding development in accordance with existing and future needs and promoting the health, safety, morals, convenience, order, appearance, prosperity, and general welfare" (SCC 6-29-710{A=-3}); and

WHEREAS, Dorchester County Council desires to amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, Section 11.2 "transitional Overlay District (TOD)" as heretofore amended, as set forth below.

NOW, THEREFORE, be it ordained by Dorchester County Council, duly assembled, that Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, Section 11.2 as previously amended, is further amended as follows:

Section 11.2.2 Establishment of the Transitional Overlay District, is revised, as identified with ~~deletions struck through~~ and additions underlined on the attached exhibit, and the subsection of Designated Arterials (3), (6), (13) are revised and (17) N. Maple Street is added to clarify which arterials are designated within the TOD

Section 11.2.4 Administration, is revised, as identified with ~~deletions struck through~~ and additions underlined on the attached exhibit, to clarify the applicability of the Architectural Design Guidelines

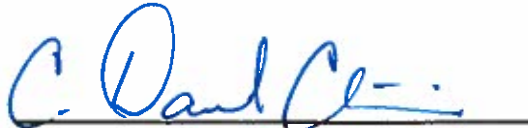
Section 11.2.8 Development Design and Architectural Review, is revised, as identified with ~~deletions struck through~~ and additions underlined on the attached exhibit, the intent is to elevate the Design of new development proposed to be constructed adjacent to the gateway arterials through Dorchester County.

Section 11.2.10 Buffer Density Adjustment was deleted in its entirety to eliminate a redundancy,

Section 11.2.11 Appeal of Action and/or Decisions Rendered deleted in its entirety, and reference to the established appeals process set forth in Article XV was added to reduce redundancy and increase consistency of processes.

Except as specifically amended hereby, Dorchester County Zoning and Land Development Ordinance Number 04-13, as heretofore amended, and as amended hereby shall remain in full force and effect.

Adopted this 16<sup>th</sup> day of November, 2015.



C. David Chinnis, Chairman  
Dorchester County Council

First Reading: 09/08/2015  
Second Reading: 11/02/2015  
Public Hearing: 11/02/2015  
Third Reading: 11/16/2015

ATTEST:



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Sally K. Hebert, Clerk to Council

15 Ordinance Revising Section 11.2 Transitional Overlay District (TOD)