

STATE OF SOUTH CAROLINA

ORDINANCE NUMBER 16-08

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 VII, ZONING AND DEVELOPMENT – SUBURBAN DISTRICT REGULATIONS, SECTION 7.6: “OFFICE AND INSTITUTIONAL DISTRICT,” SECTION 7.6.3: “PERMITTED USE GROUPS,” SECTION 7.6.5: “RESIDENTIAL DENSITY REGULATIONS,” SECTION 7.6.6: “LOT AND BUILDING REQUIREMENTS,” AND SECTION 7.6.8: “USE PERFORMANCE STANDARDS.” (The purpose of this amendment is to improve County’s land use policies by allowing houses and child care centers while disallowing apartments in this zoning category to accommodate the development of office and institutional uses on small individual parcels).

WHEREAS, Dorchester County Council desires to amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, Section 7.6.2 as heretofore amended, with respect to the size and location;

WHEREAS, Dorchester County Council desires to amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, Section 7.6.3 as heretofore amended, with respect to the allowable permitted use groups;

WHEREAS, Dorchester County Council desires to amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, Section 7.6.5 as heretofore amended, with respect to residential density regulations;

WHEREAS, Dorchester County Council desires to amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, Section 7.6.6 as heretofore amended, with respect to lot and building requirements;

WHEREAS, Dorchester County Council desires to amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, Section 7.6.8 as heretofore amended, with respect to use performance standards;

NOW, THEREFORE, be it ordained by Dorchester County Council, duly assembled, that Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as previously amended, is further amended as follows (wherein additions are underlined):

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 ~~3/4 acres (32,670~~ 14,500 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
24	Residential, Single-Family Detached Multi-Family
6	Social and Cultural
7	Business, Residential <u>Accommodation and Food Services</u>
<u>14(a)</u>	<u>Child Day Care Center (within Business, Personal Services)</u>
15	Professional Services
24(a),(b)	Community Services
25	Open Space
Accessory Uses:	Accessory Structures

7.6.5 Residential Density Regulations

~~No more than Development density shall not exceed one principal-1 dwelling units on each legally platted lot or parcel of record. 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

- (b) Lots zoned OI for development of non-residential uses shall be a minimum of ~~32,670~~ 14,500 square feet in size (~~3/4~~approximately 1/3 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.


7.6.8 Use Performance Standards

- (a) The ~~hours of operation for any business located in this district is~~hours of operation for any business located in this district are 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.

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 19th day of September, 2016.



C. David Chinnis, Chairman
Dorchester County Council

First Reading: 08/08/2016
Second Reading: 09/06/2016
Public Hearing: 09/06/2016
Third Reading: 09/16/2016

ATTEST:



Sally K. Hebert, Clerk to Council