

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

ORDINANCE NUMBER 18- 04

AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, TO AMEND ARTICLE VII, SECTION 7.4, WITH RESPECT TO ADDING 'RESIDENTIAL' TO THE SECTION TITLE; AND TO REPEAL AND REPLACE ARTICLE VII, SECTION 7.4.6 (A), WITH RESPECT TO MINIMUM LOT AND BUILDING REQUIREMENTS [THE PURPOSE OF THIS AMENDMENT IS TO CLARIFY THE MINIMUM LOT SIZE FOR ATTACHED SINGLE-FAMILY RESIDENTIAL UNITS (TOWNHOMES), TWO-FAMILY RESIDENTIAL UNITS (DUPLEXES), AND DETACHED MULTI-FAMILY RESIDENTIAL UNITS (PATIO HOMES) IN THE R-3, SINGLE-FAMILY ATTACHED 'RESIDENTIAL' DISTRICT]

Whereas, prior to 2004, the Dorchester County Zoning and Land Development Standards Ordinance, **R-3, Single Family Attached District** allowed duplexes and patio homes with a minimum lot size of 5,000 square feet and the R-4, Multi-Family Residential District allowed townhomes with no minimum lot size; and

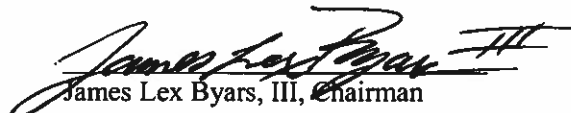
Whereas, when the Zoning and Land Development Standards Ordinance was amended in 2004, the R-3 district was adjusted to allow townhomes, but a typographical error in the text misapplied the 5,000 square foot lot size to townhomes instead of duplexes and patio homes, and the new 1,500 square foot lot size meant for townhomes was applied instead to duplexes and patio homes.

NOW, THEREFORE, IN ORDER TO CORRECT THIS ERROR, BE IT ORDAINED by Dorchester County Council, duly assembled that Article VII, Section 7.4 be amended to read: **R-3, Single-Family Attached Residential District**, and that Article VII, Section 7.4.6(a) be repealed and the following substituted in lieu thereof:

7.4.6(a) No lot developed with a single family attached residential unit may be less than 1,500 square feet in area and no lot developed with a two-family or detached multi-family residential unit may be less than 5,000 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.

This Ordinance shall be effective upon third and final reading.

Approved and adopted on this 16th day of April, 2018.


James Lex Byars, III, Chairman
Dorchester County Council

First Reading: 02/05/2018
Second Reading: 03/19/2018
Public Hearing: 03/19/2018
Third Reading: 04/16/2018

ATTEST:


Tracey L. Langley, Clerk of Council